BILL GARRETT, Davidson County
Trans:T20150074790 DEEDWARR
Recvd: 09/02/15 10:26 2 pgs
Fees:13.00 Taxes:451.40

20150902-0089269

WARRANTY DEED

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF AUGUST 2015.

(Affix Seal) Notary Public

My Commission Expires: 3-8-16

27451

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Next Stay Nashville, LLC	New Owner	
7105 Crossroads Blvd., Suite 101		Map/Parcel 119 14 0 219.00
Brentwood, TN 37027-2806		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANK M. ALLEN, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto NEXT STAY NASHVILLE, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Pleasant View Subdivision of Mrs. McCombs property Nolensville Road, of record in Plat Book 421, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank M. Allen, unmarried, by Warranty Deed from Virginia L. Montgomery, unmarried, dated March 11, 2005, of record in Instrument No. 20050316-0028951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his/her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 119 14 0 219.00
b. All matters appearing on the Plan of Pleasant View Subdivision of Mrs. McCombs of record in Plat Book 421, page 134, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 311 Morton Avenue, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he/she does further covenant and binds himself/herself, his/her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of August, 2015:

Frank M. Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Frank M. Allen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2015:

Notary Public

My commission expires: 12-6-2016

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY