BILL GARRETT, Davidson County
Trans:T20150075011 DEEDWARR
Recvd: 09/02/15 14:29 2 pgs
Fees:13.00 Taxes:736.30
20150902-0089535

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kareem Allen &
3200 Demetros Court
Nashville, TN 37217

SEND TAX BILL TO:
New Owner

MAP/PARCEL 136-05-0A-088.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Travis T. Shrum and wife, Suzanne Shrum,** has this day bargained and sold, and does hereby transfer and convey unto **Kareem Allen, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Bayview Estates, Phase Six (A Planned Unit Development) of record in Plat at Instrument No. 20020102-0000486, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Travis T. Shrum and Suzanne Shrum, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20030625-0087163 Register's Office for Davidson County, Tennessee, dated June 19, 2003 and recorded on June 25, 2003.

This is improved property known as: **3200 Demetros Court, Nashville, Tennessee 37217**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record as Instrument Number 20020102-0000486, and

restrictions in Book 10353, Page 55, as amended in Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, Book 11271, Page 163, and Instrument No. 20020104-0001403, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 14th day of August, 2015.

Travis T. Shrum

Suzanne Shrum

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Travis T. Shrum and Suzanne Shrum,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of August, 2015.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $199,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018