BILL GARRETT, Davidson County
Trans:T20150075288 DEEDWARR
Recvd: 09/03/15 10:39 2 pgs
Fees:13.00 Taxes:814.00

20150903-0089887

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156383

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2015

NOTARY PUBLIC

My commission expires: 12/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammy Ray Allen *et al* 3049 Summercrest Trail Antioch, TN 37013	Same address as new owner	164 10 0A 166.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MARY K.N. DAVIS, A MARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SAMMY RAY ALLEN, AN UNMARRIED MAN AND SAM CARROLL ALLEN, AN UNMARRIED MAN**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 344, Summerfield, of record in Instrument No. 20001006-0099706, Register's Office for said county to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Mary K.N. Davis, married by deed from Rex Creviston Homes, LLC, dated September 28, 2001 of record at Instrument #20011005-0108374, said Register's Office.

The address of the herein described property is believed to be 3049 Summercrest Trail, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20001006-0099706; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **PHILLIP W. DAVIS,** husband of the aforesaid **MARY K.N. DAVIS,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property.

WITNESS OUR HANDS, this the 26th day of August, 2015.

MARY K.N. DAVIS

PHILLIP W. DAVIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Mary K.N. Davis and Phillip W. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of August, 2015.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18