WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076831 DEEDWARR
Recvd: 09/09/15 14:53 2 pgs
Fees:13.00 Taxes:843.39
20150909-0091720

STATE OF TN
COUNTY OF DAVIDSON

391B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,942.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF September, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMS

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nicholas Ryan Allen	F&M Bank	082-03-261.00
(NAME)	(NAME)	
2144 N BELL AVE APT G	2021 Richard Jones Road, Ste 200	
(ADDRESS)	(ADDRESS)	
CHICAGO, IL 60647	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Patricia E. Williams and Roger Williams, wife and husband, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas Ryan Allen and Amanda Allen, husband and wife, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Described property located in Davidson County, Tennessee, to wit:

The Southerly 49 feet of Lot Number 1 on the Plan of George W. Stainback's Subdivision of Part of Lucy H. Lindsey's Tract, as plat of record in Plat Book 161, Page 141, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot Number 1 fronts 49 feet on the Easterly side of Meridian Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Patricia E. Williams and Roger Williams, wife and husband by Cash Deed or Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 8th day of April, 2004 in Instrument No. 20040408-0040252 in the amount of $36,000.00, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1011 Meridian Street Nashville TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this ___ day of _____, 2015.

Patricia E. Williams

Patricia E. Williams

Roger Williams

Roger Williams

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Patricia E. Williams and Roger Williams with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 4 day of September 2015.

Notary Public

Dellena Lowhorn
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7-24