Davidson County DEEDWARR
Recvd: 09/28/15 11:35 3 pgs
Fees:18.00 Taxes:880.60
20150928-0098191

State of Tennessee}
County of Davidson}

THE ACTUAL CONSIDERATION OR VALUE .WHICEVER IS GREATER, FOR THIS TRANSFER IS: $ 238,000.00

AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME OF THIS THE

25th day of September, 2015.

NOTARY PUBLIC

My commission expires: 6/21/2016

RONALD A. HASKINS SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by: Tennessee Nations Title Agency, Inc. .
404 BNA Drive, Suite 307
Nashville, TN 37217 615-360-2703

NAME AND ADDRESS OF PROPERTY OWNER:
Matthew Allen
Courtney Jones
4924 Alexis Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
US Bank, NA
c/o VS Bank Home Mort.
P.O. Box 7298
Springfield, OH 45501

MAP AND PARCEL NUMBER
Tax ID #: 173040A18200CO

Warranty Deed

Effective the 25th day of September, 2015 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I / we

ALICE MEGAN ROBINSON, A SINGLE WOMAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MATTHEW ALLEN AND COURTNEY JONES, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 182 ON THE PLAN OF OAK HIGHLANDS, PHASE 1, OF RECORD IN PLAT BOOK 6900, PAGE 432-435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ALICE MEGAN ROBINSON, A SINGLE WOMAN BY WARRANTY DEED FROM MEREDITH L. HUGHES AND RODNEY H. HUGHES AND REBECCA L. WINDHAM AND TIFFANY H. SHIVER, EACH A ONE-FOURTH (1/4TH) UNDIVIDED INTEREST AS TENANTS IN COMMON AS RECORDED 6-6-11 AS INSTRUMENT NO. 20110606-0043122.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
4924 ALEXIS DRIVE, ANTIOCH, TENNESSEE 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 25th Day of September, 2015

ALICE MEGAN ROBINSON, NOW KNOWN AS ALICE MILNER

ALICE MILNER

State of Tennessee}

County of Williamson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ALICE MEGAN ROBINSON, NOW KNOWN AS ALICE MILNER,** the within named bargainer 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 and official seal at office, this the 25th day of September, 2015.

Notary Public

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 03-10-19

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).