WARRANTY DEED

File #15495

Julie Hamilton
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7.3.2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Lee Allen	Same as New Owner	-072-04-0-442.00
(NAME)	(NAME)	
1803 Mcgavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 372162806		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Pantheon Development, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Lee Allen and Elizabeth Miller, husband and wife** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 2 on the Plan of Resubdivisin/Partition, Lots 15 & 16, A Resubdivision of Country Club Estates of record in Plat at Instrument No. 20131021-0109643, 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 a portion of the same property conveyed to Pantheon Development Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Cornelia H. Knight, unmarried of record in Instrument No. 20120924-0086668 Register's Office for Davidson County, Tennessee, dated September 21, 2012 and recorded on September 24, 2012.

Being the same property conveyed to Pantheon Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Pantheon Development Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20131107-0115788 Register's Office for Davidson County, Tennessee, dated November 06, 2013 and recorded on November 07, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1803 Mcgavock Pike, Nashville, TN 372162806

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

BILL GARRETT, Davidson County
Trans:T20150088442 DEEDWARR
Recvd: 10/16/15 14:59 2 pgs
Fees:13.00 Taxes:1590.63
20151016-0105668

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 my hand this 15th day of October, 2015.

Pantheon Development, LLC

BY: _____

Joshua L. Hunter, Authorized Agent

STATE OF Tennessee

COUNTY OF DAVIDSON

On this the day of 15th of October, 2015, before me, appeared Joshua L. Hunter, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Authorized Agent of Pantheon Development, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said Pantheon Development, LLC, and said officer acknowledged said instrument to be the free act of deed of said Pantheon Development, LLC.

WITNESS my hand and seal, this the 15th day of October, 2015.

Notary Public: _____

My commission ~~expires~~: 7/3/2017

(SEAL)

Julie Hamilton
State of Tennessee Notary Public
Davidson County

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206