Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1396

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reinaldo Mercado-Ruiz, a single man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harry Allen and wife, Chandra P. Allen**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as followed, to-wit:

Being Lot No. 309 on the Plan of Seven Hills, Section VI, as of record in Book 2900, Page 107, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lot No. 309 fronts 70.2 feet on the southerly side of Villa Green Drive and extends back 305.9 feet on the easterly line and 346.2 feet on the northwesterly line, to a dead line in the rear, which is a broken line on which it measures 420.6 feet thereon.

Being the same property conveyed to Reinaldo Mercado-Ruiz, a single man, by Quitclaim Deed from Chuck V. Hibbett, unmarried and Reinaldo Mercado-Ruiz, unmarried, as joint tenants with right of survivorship dated January 13, 2009 of record as Instrument No. 20090128-0007444, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Chuck V. Hibbett, unmarried and Reinaldo Mercado-Ruiz, unmarried, as joint tenants with right of survivorship by Warranty Deed from Patricia B. Patterson dated April 29, 2008 of record as Instrument No. 20080505-0046198 and further conveyed on July 23, 2007 in Instrument No. 20070730-0090110 and on April 7, 1993 in Book 8913, Page 161, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4709 Villa Green Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of October, 2015.

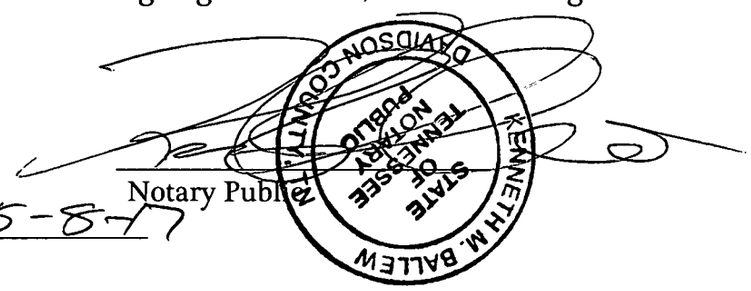
Reinaldo Mercado-Ruiz

Reinaldo Mercado-Ruiz

BILL GARRETT, Davidson County
Trans:T20150090401 DEEDWARR
Recvd: 10/23/15 10:11 2 pgs
Fees:13.00 Taxes:2242.20
20151023-0107980

State of Tennessee)
County of Davidson)

On this 21st day of October, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Reinaldo Mercado-Ruiz and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

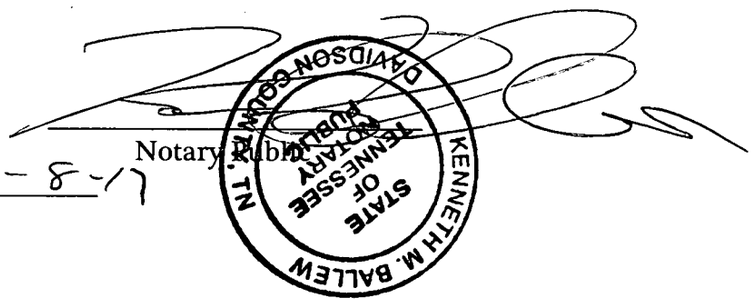
My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 606,000.00.

Reinaldo Mercado-Ruiz
Affiant

Sworn and subscribed before me on this the 21st day of October, 2015.



Notary Public

My Commission Expires: 5-8-17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Harry Allen	Pinnacle Bank	131-14-95.00
4709 Villa Green Drive	150 3rd Avenue South, Suite 900	
Nashville, TN 37215	Nashville, TN 37201	