WARRANTY DEED

B-WR-15-6349-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony Michael Allen	new owner	
(NAME)	(NAME)	**155-08-0B-019.00**
6349 Sweetgum Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3920		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MATTHEW H. TODD AND ERIN E. TODD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANTHONY MICHAEL ALLEN AND WIFE, JENNIFER BUCKLEY ALLEN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 19 on the Plan of Resubdivision of Lots Nos. 6 & 19, Open Space "C" South Colony at Riverbend, Phase I of record in Plat Book 7900, Page 487, 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 the same property conveyed to Matthew H. Todd and Erin E. Todd, husband and wife by Warranty deed from Paul William Greene and Emmalee McCray Greene, husband and wife of record in Instrument No. 20130729-0078801 Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 29, 2013.

This conveyance is subject to:
- Taxes for the year 2015 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 487, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5349, Page 921, Book 5896, page 257, Book 6474, page 354, Book 6486, page 588, Book 7199, page 119, Book 9792, page 20 and Book 9792, page 24, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 7199, Page 135, Book 8748, page 816, Book 7781, page 645, Book 9792, page 24, in the Register's Office for Davidson County, Tennessee.
- Charter of the HOA of record in Book 8748, Page 816, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utility District of record in Book 6613, Page 536, in the Register's Office for Davidson County, Tennessee.
- Deed for Open Space or Common Area of record in Book 7781, Page 637, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6349 Sweetgum Ln , Nashville, Tennessee 37221-3920**.

BILL GARRETT, Davidson County
Trans:T20150103519 DEEDWARR
Recvd: 12/08/15 09:52 2 pgs
Fees:13.00 Taxes:1054.50
20151208-0123360

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF DECEMBER, 2015.

Matthew H. Todd

Erin E. Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW H. TODD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN E. TODD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212