WARRANTY DEED

File #15799

BILL GARRETT, Davidson County
Trans:T20150109586 DEEDWARR
Recvd: 12/29/15 13:07 2 pgs
Fees:13.00 Taxes:721.50
20151229-0130570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23 20

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis Thompson	Same as new owner	-171-02-0A-034.00-CO
(NAME)	(NAME)	
5932 Stone Brook Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-3920		
(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, **Stephen D. Allen and wife, Vada Allen,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lewis C. Thompson,** 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 Unit No. 34, on the Plan of Condominium Site Plan, Phase 2, Brentwood Villa, a Condominium Apartment, of record in Book 6900, Page 4, and amended in Book 6900, Page 185, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen D. Allen and wife, Vada Allen by Warranty deed from Robert E. Bowling and wife, Peggy M. Bowling of record in Book 9218, page 886, Register's Office for Davidson County, Tennessee, dated January 07, 1994 and recorded on January 12, 1994. (Value or consideration shown in aforementioned deed $104,300.00.) Being also known as 5932 Stone Brook Drive Brentwood, TN 370273920.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 5932 Stone Brook Drive, Brentwood, TN 37027-3920

(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 my hand this 28th day of December, 2015.

Stephen Allen by Shaen as attorney in fact

Stephen D. Allen by Shaen Douglas Allen, as Attorney-in-fact

Vada Allen by Shaen as attorney in fact

Vada Allen by Shaen Allen, as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Shaen Douglas Allen**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Stephen D. Allen** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **Stephen D. Allen**, and is authorized by **Stephen D. Allen** to execute this instrument on his behalf.

This the 28th day of December, 2015.

My Commission Expires: 8-23-16

Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Shaen Allen**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Vada Allen** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **Vada Allen**, and is authorized by **Vada Allen** to execute this instrument on his/her behalf.

This the 28th day of December, 2015.

My Commission Expires: 8-23-16

Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027