(1)

Return to
Ashworth Law Firm, PLLC
237 2nd Ave South
Franklin, TN 37064

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16009

BILL GARRETT, Davidson County
Trans: T20160008920 DEEDWARR
Recvd: 02/02/16 11:14 2 pgs
Fees: 13.00 Taxes: 1091.50
20160202-0010038

Send Tax Bills To:
Farmington Mortgage, a Division of Capstar Bank
2002 Richard Jones Rd. Ste 300A
Nashville, TN 37215

New Owner is:
David G. Puncochar
2508 Brittany Drive
Nashville, TN 37206

MAP: 083-16-0
PARCEL: 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Phillip Allen and Joan Allen, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David G. Puncochar, an unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **2508 Brittany Drive, Nashville, TN 37206**

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

LAND in Davidson County, Tennessee, being Lot No. 171 on the Plan of Eastland Acres, Section III, as of record in Plat Book 2331, Page 41, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Phillip Allen and Joan Allen by Warranty Deed from Green Tree Servicing, LLC, dated 9/29/04 and recorded 10/15/04 in Instrument Number 20041015-0124476, Register's Office for Davidson County, Tennessee.

PA JA
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of January, 2016.

GRANTOR(S):

PHILLIP ALLEN

JOAN ALLEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Phillip Allen and Joan Allen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of January, 2016.

MARGARET T. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00**.

Hillary Torrence
AFFIANT

SWORN TO and subscribed before me this 29th day of January, 2016.

Ann M. Vanderhoof State of Tennessee Notary Public Williamson County, TENN.

NOTARY PUBLIC
My commission expires: 12.27.2017