BILL GARRETT, Davidson County
Trans:T20160024447 DEEDWARR
Recvd: 03/28/16 10:23 2 pgs
Fees:13.00 Taxes:888.00

20160328-0028506

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Egidio Franciosa	NEW OWNER	126 16 0A 678.00
(NAME)	(NAME)	
1317 Westvale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Latham Drew Allen and Juliann Allen, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Egidio Franciosa**, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

and Jannah Simg, husband and wife

Being Lot No. 589 on the plan of Parkview at Riverwalk, Phase 2, a Cluster Lot Development of record in Instr. No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Latham Drew Allen and wife, Juliann Allen by Special Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Joseph Douglas Murphy, pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1729 dated July 31, 2013 and recorded August 07, 2013 as Instrument No. 201308070082866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1317 Westvale Drive, Nashville, TN 37221

File Number: FRN-160736SSO

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, has 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 our hands this 23rd day of March, 2016.

Latham Drew Allen

Juliann Allen

STATE OF Texas
COUNTY OF Navarro

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Latham Drew Allen and Juliann Allen, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2016.

Ronda Walling
Notary Public

My Commission Expires: 6/29/17

(SEAL)

RONDA WALLING
Notary Public State of Texas
My Comm. Exp. 6/29/2017
Notary ID 12383397

File Number: FRN-160736SSO