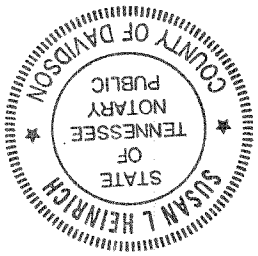
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/16 13:47 3 pgs
Fees:18.00 Taxes:482.85
20160513-0047969



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Casey Tyler Hyatt and Sara Ann Hyatt	Nations Lending Corporation #32416	142 04 0A 069.00
(NAME)	(NAME)	
210 Old Hickory Boulevard, Unit 69	1100 Russell St Ste 106	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty Thousand Five Hundred And No/100 Dollars ($130,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amanda Belle Christian NKA Amanda Von Allmen and husband Brian J. Von Allmen** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Casey Tyler Hyatt and Sara Ann Hyatt, Husband and Wife**, hereinafter called the Grantees, their 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. 69 in a Horizontal property regime shown on the plat of Belle Forrest, as of record in Book 5200, Page 167, Register's Office for said County to which reference is hereby made.

Being the same property conveyed to Amanda Belle Christian by Warranty Deed from CitiFinancial Mortgage Company, Inc. dated August 1, 2003 and recorded November 21, 2003 as Instrument No. 200311210169832, in said Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Amanda Belle Christian and husband Brian J. Von Allmen by Quitclaim Deed from Amanda Belle Christian dated February 11, 2011 and recorded February 11, 2011 as Instrument No. 201102110012203, in said Register's Office for Davidson County, Tennessee.

Durable Limited Power of Attorney from Brian J. Von Allmen to his attorney in fact Amand Von Allmen recorded on _____, in Davidson County, Tennessee, in 20160513-0047968

File Number: GRN-162218FC

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 210 Old Hickory Boulevard, Unit 69, Nashville, TN 37221

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 11th day of May, 2016.

Brian J. Von Allmen By Amanda Von Allmen,
Attorney in Fact

Amanda Von Allmen

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brian J. Von Allmen and Amanda Von Allmen individually and as Attorney in Fact for Brian J. Von Allmen, the 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 11th of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

File Number: GRN-162218FC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith