Davidson County DEEDWARR Recvd: 06/22/16 08:32 3 pgs Fees:18.00 Taxes:1265.03 **20160622-0063304**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,900.00 Affiant Subscribed and sworn to before me, this 16th DAY OF June, 2016. Notary Public MY COMMISSION EXPIRES: 3/19/19 (AFFIX SEAL)
WARRANTY DEED TRA16-0232	

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford Allen	Same as new	
232 Blackman Rd	(NAME) owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5146		147-06-0-071.00
(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, we DAVID M. WINDLE AND JENNIFER P. WINDLE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLIFFORD ALLEN, UNMARRIED AND TRACY PRITCHARD, UNMARRIED, 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. 42-A on the Plan of Section One (Revised), A Resubdivision of Lots 40, 41, 42, 43, 44 & 45 of Caldwell Hall, of record in Plat Book 3106, Page 121, 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 David M. Windle and Jennifer P. Windle, husband and wife by Warranty deed from 232 Blackman Land Trust, Nashville Title Insurance Corporation, Trustee, of record in Instrument No. 20080516-0050717, Register's Office for Davidson County, Tennessee, dated May 15, 2008 and recorded on May 16, 2008.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 3106, Page 121, Book 1788, Page 108, Book 2929, Page 117, Book 2997, Page 93, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 232 Blackman Rd , Nashville, Tennessee 37211-5146
(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 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 16th day of June, 2016.

David M. Windle

Jennifer Windle

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of June, 2016, before me personally appeared David M. Windle and Jennifer P. Windle, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of June, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

