(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Thomas R. Allen & Heather L. Allen 245 McGavock Pike Nashville, TN 37214	new owner	09508000200
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Michael C. Gaffney, a single person (hereinafter referred to as "Grantor"), has bargained and sold and by these presents do hereby sell, bargain, and convey to Thomas R. Allen and Heather L. Allen, husband and wife (hereafter referred to as the "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 122 on the Map of Eva-Mor Heights, Section Two, as of record in Book 1835, page 30, Register's Office for said County. Said Lot No. 122 fronts 65 feet on the easterly side of McGavock Pike and runs back between parallel lines 195 feet to a dead line.

Being the same property conveyed to Michael C. Gaffney, unmarried by Warranty Deed from from David Sharifi, married, of record in Instrument Number 20090428-00389176, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 245 McGavock Pike, Nashville, Tennessee 37214.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee

2. Subject to all matters contained in Plat Book 1835, page 30, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $132,000.00.)
( )
(Affiant)
(Subscribed and sworn to before me)
(this 20 day of June, 2016.)
( )
(Notary Public
(My Commission Expires:

EMILY BETTS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

BILL GARRETT, Davidson County
Trans:T20160053926 DEEDWARR
Recvd: 06/24/16 09:56 2 pgs
Fees:13.00 Taxes:488.40
20160624-0064526

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is do further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of June, 2016.

Michael C. Gaffney

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Michael C. Gaffney, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 20th day of June, 2016.

My Commission Expires: ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

Notary Public