Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064445 DEEDWARR
Recvd: 07/27/16 09:10 2 pgs
Fees:13.00 Taxes:1997.63
20160727-0077104

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey L. Allen	Regions Bank dba Regions Mortgage	091-15-0-K 002.00CO
(NAME)	(NAME)	
4705-b Dakota Avenue	Department 2520, PO Box 2153	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham AL 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Old South Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeffrey L. Allen and Jamie Lynn Rose Allen, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. B, on the plan of 4705 Dakota Cottages, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20160120-0005938, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Old South Construction, LLC, a Tennessee limited liability company by Warranty Deed dated 03/06/2015 from Billy Keith Perryman of record in Instrument 20150309-0020038, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 Taxes Prorated between Grantor and Grantee.
All matters shown on the Boundary Plat of record in Plat Book 57, Pages 102 & 103, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument 20160120-0005938, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Charter of the Homeowners Association of record in Instrument 20160120-0005937, in the Register's Office for Davidson County, Tennessee.

unimproved ®

This is improved property, known as 4705-b Dakota Avenue, Nashville, TN 37209
(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/or 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/or 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 hand this ~~15th~~ 22nd day of July, 2016.

OLD SOUTH CONSTRUCTION, LLC, A TENNESSEE
LIMITED LIABILITY COMPANY

James C D Franks C/m by Lorraine J Cash his Co Attorn In fact
James C.D. Franks, Chief Manager by Lorraine J. Cash
at Attorney In Fact

State of Tennessee
County of Williamson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Lorraine J. Cash, with whom I am personally acquainted and who proved herself to be the Attorney-in-Fact of James C. D. Franks, Chief Manager of Old South Construction, LLC, a Tennessee limited liability company, the bargainor, according to limited power of Attorney of record in Book 3044, Page 690, Register's Office for Williamson County, Tennessee, and who being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein therein contained

WITNESS my hand and seal this
July 22nd, 2016.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

