21 GSRM 3x44

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160071263 DEEDWARR
Recvd: 08/16/16 15:33 2 pgs
Fees:13.00 Taxes:814.00
20160816-0085536

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 2, 2018

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AK Development, LLC	New Owner	07211000200
(NAME)	(NAME)	
912A Spain Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brenda J. Allen,single** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **AK Development, LLC, a Tennessee limited liability company,** 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 the 11th Civil District of Davidson County, Tennessee, being part of the James O. Malone property, and being Lot "C" on the easterly side of Huffine Street as shown on survey made by Ralph W. C. Lambert, February 6,1952, and described according to said survey as follows:

Beginning at an iron pin in the Easterly margin of Huffine Street 415 feet, more or less, South of a concrete monument at the Southeast corner of said street and McGavock Pike, thence in an Easterly direction 164.3 feet to an iron pin; thence in a Southerly direction 90 feet to the corner of Lots B & C shown on said survey; thence with the line between said lots Westerly 164.3 feet to the Easterly margin of Huffine Street; thence Northerly 90 feet to the beginning.

Being the same property conveyed to Brenda J. Allen, single, by Warranty Deed from Mary E. McIntosh, single, of record in Instrument No. 20000609-00580007, Register's office for Davidson County, Tennessee, and by Affidavit of Scrivener's Error of record at Instrument No. _____, Register's Office for Davidson County, Tennessee

*20160816-0085535

unimproved ☐

This is improved ☑ property, known as 1424 Huffine St., Nashville, TN 37216
(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 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, 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 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 my/our hands this 16th day of August, 2016.

Brenda J. Allen

State of Tennessee
County of Williamson

Personally appeared before me Brenda J. Allen, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2016.

Notary Public ~~Beth Hazelwood~~
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 11133