Davidson County DEEDWARR
Recvd: 08/17/16 09:12 3 pgs
Fees:18.00 Taxes:1535.50
20160817-0085631

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: 8-27-18
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Douglas R. Praskach	SAME AS NEW OWNER	Parcel ID:
2908 McGavock Pike		07308002500
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Edith Suzanne Allen, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Douglas R. Praskach and wife, Darolyn D. Praskach
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 Lot No. 1, of the "Subdivision of the A. H. Allen, Jr. and Mary C. Allen Property, of record in Deed Book 2796, Page 205 and Deed Book 3185, Page 461, R.O.D.C., TN", recorded in Plat Book 8250, Page 669, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Edith Suzanne Allen, a remainder interest, by Quitclaim Deed from Arthur H. Allen, Jr. and wife, Mary C. Allen, reserving a life estate, of record in Book 11273, Page 220, said Register's Office, dated December 29, 1998. See also deeds of record in Book 3185, Page 461, and Book 2796, Page 205, said Register's Office. The said Arthur H. Allen, Jr. died August 3, 2002, and Mary C. Allen died October 29, 2012.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Deed Book 2796, Page 205 and Deed Book 3185, Page 461, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2908 McGavock Pike, Nashville, TN 37214

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 hand this 15th day of August, 2016.

Edith Suzanne Allen

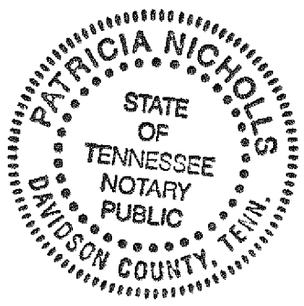
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edith Suzanne Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2016.

My Commission Expires: 5/5/20

Notary Public



True Copy Certification

I, **Shellie Jenkins**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shellie Jenkins

Shellie Jenkins

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

