WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Matthew A. Lindsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

W-FCR-16-233-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew A. Lindsey	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **233 New Sawyer Brown Road**	(NAME) **2002 Richard Jones Road, Suite 300A**	**128-10-0-087.00**
(ADDRESS) **Nashville, TN 37221-1523**	(ADDRESS) **Nashville, TN 37215**	
(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 consideration, the receipt of which is hereby acknowledged, **BONITA K. ALLEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW A. LINDSEY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 116 on the Plan of Stacy Square, Section 3 of record in Plat Book 4175, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 116 fronts 80 feet on the Northerly side of Sawyer Brown Road and extends back 178.9 feet on the Westerly line and 142.0 feet on the Easterly line to a dead line measuring 92.95 feet thereon.

Being the same property conveyed to Bonita K. Allen, unmarried by Warranty deed from Phyllis J. Sweat, unmarried of record in Instrument No. 20080925-0097733 Register's Office for Davidson County, Tennessee, dated September 22, 2008 and recorded on September 25, 2008. Bonita K. Allen having since married. Said property is not the primary or marital residence of the within named Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 154, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4467, Page 85, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **233 New Sawyer Brown Road, Nashville, Tennessee 37221-1523**.

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.

BILL GARRETT, Davidson County
Trans:T20160100123 DEEDWARR
Recvd: 11/14/16 11:19 2 pgs
Fees:13.00 Taxes:702.63
20161114-0119627

Witness my/our hand(s) this the 9th DAY OF NOVEMBER, 2016.

Bonita K. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of November, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212