WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT140 00505

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 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
Gloria Allen	SAME	149020B11800CO
(NAME)	(NAME)	
884 Bishopsgate Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, We, **Jared Lance Messer and Rachel Marie Messer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **GLORIA M. ALLEN AND NOEL GEORGE ALLEN, WIFE AND HUSBAND AND NOEL G. ALLEN AND SUZANA M. ALLEN, HUSBAND AND WIFE, A TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Being Lot no. 174 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250 ,page 92, 93 and 94, Register's Office for Davidson County, TN. to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jared Lance Messer and spouse Rachel Marie Messer by deed of record in Instrument 20070807-0094585 , Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 884 Bishopsgate Road, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20160104756 DEEDWARR
Recvd: 11/29/16 10:25 2 pgs
Fees:13.00 Taxes:579.05
20161129-0125001

Witness my/our hands this 23rd day of November, 2016.

Jared Lance Messer

Rachel Marie Messer

State of Tennessee
County of Williamson

Personally appeared before me Jared Lance Messer and Rachel Marie Messer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of November, 2016.

11/23/2016

Notary Public Debra A Hensley
My Commission Expires: 10/11/2021

File No.: 11510

County Butler

DEBRA A HENSLEY - NOTARY PUBLIC
COMM EXP OCT 11 2021
STATE OF OHIO