File No.: 16115945

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-21-20

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160107071 DEEDWARR
Recvd: 12/06/16 11:08 2 pgs
Fees:13.00 Taxes:910.20

20161206-0127865

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brooke B. Morel	SAME	172 08 0 032.00
(NAME)	(NAME)	
5914 Kinsdale Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edwin F. Allen and Elizabeth A. Allen**, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brooke B. Morel**, a single woman, hereinafter called the GRANTEE, her 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, and being all of Lot No. 121, Forest Acres Estates, Section One, according to survey and plat of same appearing of record in Book 3700, page 2, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot, and being more particularly described as follows:

Said lot fronts 76 feet on the east side of Kinsdale Drive and runs back 217.15 feet on the north line and 176.77 feet on the south line, to a dead line in the rear on which it measures 86.06 feet.

Being the same property conveyed to Edwin F. Allen and wife, Elizabeth A. Allen, by Warranty Deed dated 11/21/1968 and filed for record on 11/22/1968 in Book 4289, page 92, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per Plat of record in Book 3700, page 2; Restrictions of record in Book 3874, page 704; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7373, page 274; all of said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5914 Kinsdale Dr., Nashville, TN 37211

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hand this 1st day of December, 2016.

Edwin F. Allen

Elizabeth A. Allen

State of Tennessee
County of Rutherford

Personally appeared before me Edwin F. Allen and Elizabeth A. Allen 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 1st day of December, 2016.

Notary Public Angela Howard
My Commission Expires: 9/12/18

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
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