WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160113113 DEEDWARR
Recvd: 12/22/16 14:22 2 pgs
Fees:13.00 Taxes:695.60
20161222-0134944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Jonathan Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF Dec, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Allen and Rachel Allen	Peoples Home Equity Inc	
(NAME)	(NAME)	
3061 Jenry Drive	2494 N. Mt. Juliet Rd.	85-11 93
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **ROBIN R. NICHOLSON LARKIN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN ALLEN AND RACHEL ALLEN, HUSBAND AND WIFE,** 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. 71 on the Plan of Stanford Country Club Estates, Section III, of record in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robin R. Nicholson, a single person by deed from William Wayne Middleton, Successor Trustee U/A/D Aug 11, 1999 of the Middleton Revocable Living Trust Agreement, dated September 17, 2010, of record in Instrument No. 20100923-0075809, Register's Office for Davidson County, Tennessee. Robin R. Nicholson and John Larkin have since married. Robin R. Nicholson is now known as Robin R. Nicholson Larkin.

John Larkin joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to 2016 real property taxes and All matters appearing of record in Book 2900, Page 67, said Register's Office.

unimproved
This is improved x property, known as 3061 Jenry Drive, Nashville, TN 37214
(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 hand this 22nd day of December, 2016

ROBIN R. NICHOLSON LARKIN

JOHN C. LARKIN

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 Robin R. Nicholson Larkin and John C. Larkin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of December, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Commission expires:

Notary Public