WARRANTY DEED

KPG17-0122

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Jamie Dorey
Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/28/17
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amos L. Allen	Regions Bank	
122 McFerrin Ave.	(NAME) 2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Hoover, AL 35244	082-12-0-204.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/28/17 15:09 3 pgs
Fees:18.00 Taxes:1165.50
20170228-0019915

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARBARA OPYT,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMOS L. ALLEN AND ANNE M. ALLEN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* unmarried person

Land in Davidson County, Tennessee, being the East 100 feet of Lot No. 52 on the Plan of Neill S. Brown Addition to East Nashville, of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Barbara Opyt, unmarried by Warranty Deed from Stephanie Christenson, of record in Instrument No. 20130628-0066859, Register's Office for Davidson County, Tennessee, dated June 01, 2013 and recorded on June 28, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 122 McFerrin Ave. , Nashville, Tennessee 37206
(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 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.

Witness my/our hand(s) this 28th day of February, 2017.

Barbara Opyt

STATE OF Tennessee
COUNTY OF Davidson

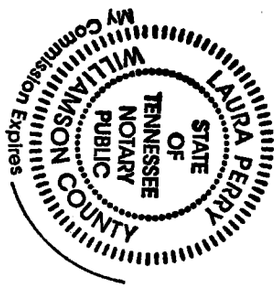
On this the 28th day of February, 2017, before me personally appeared Barbara Opyt to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY