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Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 7th day of March, 2017.

Notary Public
My commission expires: 2/9/2020

Ashley Ann Reiss State of Tennessee Notary Public Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
InvestSouth, LLC 1222 7th Ave N. Nashville, TN 37208	NEW OWNER	091-05-0-039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hershel W. Allen, a/k/a Herschel W. Allen and Jerry Lee Allen and Brent Douglas Allen,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **InvestSouth, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 54 on the Map of Moss Wood Subdivision, as of record in Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 50 feet on the westerly side of Ries Avenue and runs back between parallel lines 140 feet to a dead line in the rear.

Being the same property conveyed to Henry Lee Allen and wife, Edna Harville Allen, by Cash Deed from Philip N. Brownstein, as Federal Housing Commissioner, of record in Book 3922, Page 445 in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Amrollah Sharifi by Final Decree Confirming Sale from Estate & Heirs of Allen, Edna L. of record in Instrument No. 20140825-0077201 in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Estate & Heirs of Allen, Edna L., by and through Herschel W. Allen, by Decree for Redemption from Amrollah Sharifi of record in Instrument No. 20160323-0027431 in the Register's Office for Davidson County, Tennessee.

The said Edna Harville Allen, the surviving tenant by the entirety, having been preceded in death by Henry Lee Allen, is now deceased.

The heirs at law of the said Edna Harville Allen: Hershel W. Allen, a/k/a Hershel W. Allen, Jerry Lee Allen and Brent Douglas Allen, pursuant to Affidavit of Heirship recorded at Instrument Number 20170310-0024041, became vested in title upon the death of Edna Harville Allen by operation of law.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee.

This property is improved property known as **707 Ries Avenue, Nashville, TN 37209.**

Davidson County DEEDWARR
Recvd: 03/10/17 15:11 4 pgs
Fees:23.00 Taxes:314.50
20170310-0024042

The subject property is not and never has been the home or residence of any Grantor or any spouse of any Grantor.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 3rd day of March, 2017.

Hershel W. Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hershel W. Allen,** the bargainor(s), 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 Brentwood, Tennessee, this the 3rd day of March, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2016114893

WITNESS my hand this the 3rd day of March, 2017.

Jerry Lee Allen

Brent Douglas Allen

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry Lee Allen and Brent Douglas Allen,** the bargainor(s), 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 Brentwood, Tennessee, this the 3rd day of March, 2017.

Notary Public

My Commission expires: [redacted] 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Alyssa Rayne, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

