BILL GARRETT, Davidson County
Trans: T20170026935 DEEDWARR
Recvd: 03/30/17 13:37 2 pgs
Fees: 13.00 Taxes: 699.30

20170330-0031149

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of March, 2017, by and between Aaron Linne and Ashley Linne, a married couple, party of the first part, and Traci Allen, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Cobblestone Creek Phase Two First Revision of record in Instrument #20060612-0069609, Register's Office for Davidson County, Tennessee, to which plan reference is made for am ore complete description.

Being all or part of the same property conveyed to Aaron Linne and Ashley Linne by virtue of that certain Warranty Deed dated August 29, 2007, and being of record at Instrument No. 20070904-0105711 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20060612-0069609 and 2004128-0146322 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Aaron Linne

Ashley Linne

STATE OF Washington
COUNTY OF King

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Aaron Linne and Ashley Linne, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of March, 2017.

Brooke Abney
Notary Public

My Commission Expires: 3.23.19

Notary Public
State of Washington
BROOKE ABNEY
My Appointment Expires Mar 23, 2019

Property Owner & Address:	Traci Allen
	5213 Ryan Allen Circle, Whites Creek, TN 37189
Tax Parcel No	041010A07300CO
Property Address:	5213 Ryan Allen Cir Whites Creek, TN 37189
MAIL TAX BILLS TO:	owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $189,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of March, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY