BILL GARRETT, Davidson County
Trans:T20170041613 DEEDWARR
Recvd: 05/16/17 12:35 2 pgs
Fees:13.00 Taxes:851.00
20170516-0048513

Record & return:
THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 15th day of May, 2017.

Notary Public
My Commission Expires: 2/25/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Alan Myers Rhonda Jean Myers 219 Downeymeade Drive Nashville, TN 37214	Bank of America 900 W Trade St Charlotte, NC 28255	85-7-14.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William Stanley Allen and Thomas Ward Allen, individually and as Executors of the Estate of Virginia W. Allen**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark Alan Myers aka Mark A. Myers and Rhonda Jean Myers aka Rhonda J. Myers, 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. 236 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Said Lot No. 236 fronts 92 feet on the easterly side of Downeymeade Drive and runs back between lines, 183 feet on the northerly line and 130 feet on the southerly line to a dead line in the rear on which it measures 106.24 feet.

Being the same property conveyed to Billie T. Allen and wife, Virginia W. Allen by Warranty Deed from Jack Saddler Odom and wife, Rebecca R. Odom, dated December 13, 1963, recorded December 16, 1963, of record in Book 3671, page 187, Register's Office for Davidson County, Tennessee. Virginia W. Allen having since died on November 12, 2016. This instrument is executed pursuant to Probate Docket No. 16P-2047 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is ☒ Improved OR ☐ Unimproved property located at: **219 Downeymeade Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record;

4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2017.

William Stanley Allen, individually and as Executor of the Estate of Virginia Ward Allen

Thomas Ward Allen, individually and as Executor of the Estate of Virginia Ward Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of May, 2017.

Notary Public
My Commission expires: _____

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020