Davidson County DEEDWARR
Recvd: 05/24/17 10:59 3 pgs
Fees:18.00 Taxes:1557.70
20170524-0051634

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 8-27-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jie Allen	New Owner	098130c11500co
(NAME)	(NAME)	
1124 Seven Points Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Deano A. Vaccaro and wife, and Kristin A. Vaccaro,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jie Allen . an unmarried woman,** 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:

Being Lot No. 80, on the Plan of Phase Four, Section One, The Meadows of Seven Points, as shown by plat of record in Instrument No. 20040227-0022425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Deano A. Vaccaro and wife, Kristin A. Vaccaro, by deed of record in Instrument No. 20080118-0005620 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Deano A. Vaccaro and Kristin A. Vaccaro by Beth Hazelwood as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20170524-0051633 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1124 Seven Points Pass, Hermitage, TN 37076
(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/our hands this 22nd day of May, 2017.

Deano A. Vaccaro by Beth Hazelwood, his attorney in fact

Kristin A. Vaccaro by Beth Hazelwood, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Sumner

On this the 22nd day of May, 2017 before me personally appeared Beth Hazelwood, the person who executed the foregoing instrument on behalf of Deano A. Vaccaro and Kristin A. Vaccaro and who acknowledged that she executed the same as the free act and deed of the said Deano A. Vaccaro and Kristin A. Vaccaro, through Power of Attorney granted her by the said Deano A. Vaccaro and Kristin A. Vaccaro.

Notary Public
Commission Expires:

Notary Public
My Commission Expires: _____

File No.: 12091

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

