WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170055116 DEEDWARR
Recvd: 06/28/17 08:37 2 pgs
Fees:13.00 Taxes:839.90
20170628-0064802

M-VR-17-1653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-19-21 (AFFIX SEAL)

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE TENN SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cornelius Jolley and Victoria Jolley	**New Owner**	
(NAME) **1653 Aaronwood Drive**	(NAME) Same	**063-16-0B-034.00-CO**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUKE H. ALLEN AND CRYSTAL ALLEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORNELIUS JOLLEY AND WIFE, VICTORIA JOLLEY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 125 on the Plan of Hampton Park (formerly Chitwood Downs, a planned unit development), of record in Plat Book 6900, Page(s) 550 through 552, inclusive, and certificate of correction in Book 7462, Page 445 and by an amendment to change name of record in Book 8181, Page 112, all of record in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Luke H. Allen and Crystal Allen, husband and wife by Warranty deed from Edward Alan Bazel a/k/a Edward A. Bazel, married of record in Instrument No. 20150831-0088219 Register's Office for Davidson County, Tennessee, dated August 27, 2015 and recorded on August 31, 2015.

This conveyance is subject to:

- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 6900, Page (s) 550 through 552, inclusive, as amended in Book 7462, Page 445 and Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Plat Book 6900, Page 405, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7351, Page 852 amended in Book 7451, page 739, Book 7462, page 445 and Book 8336, page 393, Register's Office for Davidson County, Tennessee.
- Charter of Hampton Park Homeowner's Association of record in Book 8517, page 762 and amended in Book 8833, page 216, Register's Office for Davidson County, Tennessee.
- Charter of Chitwood Homeowner's Association of record in Book 7431, page 204, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 11030, page 785; Book 11030, page 740; Book 11030, page 737, Book 8657, page 179 and Book 11030, page 743.
- Easement (s) to United States of America, as set forth in instrument recorded in Book 2247, page 75, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7489, page 515; Book 8951, page 797; Book 7460, page 930; Book 8739, page 991 and Book 8007, page 235 in the said Register's Office.
- Quit Claim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, page 276, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1653 Aaronwood Drive, Old Hickory, Tennessee 37138**.

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 the 23rd DAY OF JUNE, 2017.

Luke H. Allen

Crystal Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUKE H. ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRYSTAL ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
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