Davidson County DEEDWARR
Recvd: 07/18/17 08:59 3 pgs
Fees:18.00 Taxes:629.00
20170718-0071947

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1412TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of July, 2017.

Notary Public

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration:
2-25-20

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jonathan Arbuckle and Raymond Tate 132 Shorecrest Circle Hendersonville, TN 37075	**SAME AS NEW OWNER**	08410007100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **George K. Allen, III**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Arbuckle, a married man and Raymond Tate, a married man, as tenants in common** 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:

Property known as 2137 Brookview Dr Nashville, TN 37214, County of Davidson

Being Lot No. 55 on the Plan of Donelson Meadows, Section II, as of record in Book 2133, Pages 100 and 101, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Brookview Drive at the corner of Lot Nos. 54 and 55; thence with said Drive southeasterly 118.1 feet to the corner of Lot Nos. 55 and 56; thence with the line between said two lots southwesterly 247.1 feet to the northeasterly line of Lot No. 50; thence with said line northwesterly 61.6 feet to the most southerly corner of Lot No. 3; thence with the line between Lot Nos. 53 and 55, northerly 91.5 feet to the corner of Lot Nos. 53 and 54 and 55; thence with the line between Lot Nos. 54 and 55, northeasterly 183.9 feet to the beginning.

Being the same property conveyed to George K. Allen by deed from Bettye B. Allen Sanders dated 10/4/1965, recorded 9/20/1971 filed of record in Book 4537, Page 876, said Register's Office. The said George K. Allen having since died on 7/9/2007. See Affidavit of Heirship of record in Book _____, Page _____, said Register's Office, vesting title in George K. Allen, III. **20170718-0071946**

Said property was used for investment purposes only and not as the residence of the said George K. Allen, III.

Tax Map and Parcel ID is as follows 08410007100

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2137 Brookview Drive, Nashville, TN 37214

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 unemcumbered, 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 hand this 6th day of July, 2017.

George K. Allen, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2017, before me personally appeared **George K. Allen, III**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 6th day of July, 2017.

Notary Public

BETH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration:
7-25-20

LTE File No.: 17-1412TN

True Copy Certification

I, **Carrie Porter**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

