Davidson County DEEDWARR
Recvd: 07/18/17 11:38 3 pgs
Fees:18.00 Taxes:1776.00
20170718-0072192

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2017.

Notary Public
My commission expires: 3/3/2021

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-1705-38664

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nicholas McGinn, Jr. Katja Russell 711 Brownlee Drive Nashville TN 37205	Nicholas McGinn Jr. Katja Russell 711 Brownlee Drive Nashville, TN 37205	115-08-0-039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Nelson Allen, Jr., A Single Man and Clifford Stephen Allen, A Married Man** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nicholas McGinn, Jr. An Unmarried Man and Katja Russell, An Unmarried Woman** hereinafter called the Grantees, their successors 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. 368, on the Plan of West Meade Farms, Inc., Section "K", of record in Book 2133, Page 47 (erroneously referenced in prior deeds as Page 4), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glen J. Jakes, Jr. by deed from Jessie Pauline Jakes, unmarried, dated October 11, 1968, recorded October 28, 1968, of record in Book 4281, Page 950, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Glenn Jackson Jakes, Jr. Trustee, of the Glenn Jackson Jakes, Jr. Revocable Trust, U/A October 13, 2003 by Quitclaim Deed from Glenn J. Jakes, Jr. a/k/a Glenn Jackson Jakes, Jr., dated March 28, 2006, recorded April 4, 2006, of record in Instrument No. 20060404-0038198, Register's Office for Davidson County, Tennessee. The said Glenn Jackson Jakes Jr. having since died on July 27, 2015 and providing for the appointment of Grantors Rebecca S. Trotter and Doris Kaye Talley as successor co-trustee.

Further being the same property conveyed to Robert Nelson Allen, Jr., an individual and Clifford Stephen Allen, an individual, subject to a life estate interest in Mary Frances Jakes Jackson, an individual by Trustee's Deed from Rebecca S. Trotter and Doris Kaye Talley, Co-Trustees under the First Amendment to Glenn Jackson Jakes Jr. Revocable Trust, dated December 9, 2015, recorded February 4, 2016, of record in Instrument No. 20160204-0010731, Register's Office for Davidson County, Tennessee. The said Mary Frances Jakes Jackson having since died on December 30, 2016.

**The subject property is not the primary residence of the grantors, their spouses or any minor children

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 711 Brownlee Drive, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of July, 2017.

Robert Nelson Allen, Jr.

Clifford Stephen Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Nelson Allen, Jr. and Clifford Stephen Allen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of July, 2017.

SETH DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee at Large

My Commission expires: 03/08/2021

True Copy Certification

I, Dawn Kavanagh, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Dawn Kavanagh who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/8/2021

{Notary' Seal}

