Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0704HV

STATE OF ~~TENNESSEE~~ Florida RES
COUNTY OF Hillsborough

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00.

Erica J Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June, 2017.

Rebecca E Schnitzler
Notary Public
Commission Expires: 08/21/20

REBECCA E. SCHNITZLER
MY COMMISSION # FF 965017
EXPIRES: August 21, 2020
Bonded Thru Notary Public Underwriters

BILL GARRETT, Davidson County
Trans:T20170061386 DEEDWARR
Recvd: 07/18/17 14:23 2 pgs
Fees:13.00 Taxes:1391.20
20170718-0072354

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Thiessen 1304 Shelby Avenue Nashville, TN 37206	New Owner	083-13-0-266.00

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, I/WE,

David C. Allen and Erica J. Allen, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Thiessen and wife, Emily Thiessen

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. 83 on the Plan of Payne, Blakemore & Cummings Addition to Nashville, as shown by plat appearing of record in Plat Book 57, Page 70, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to David C. Allen and Erica J. Allen, husband and wife, by Warranty Deed from Kevin M. Edwards, unmarried, dated 4/11/13 and recorded 4/15/13 in Instrument No. 20130415-0036900, in the Register's Office of Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1304 Shelby Avenue, Nashville, TN 37206.

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 so

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

Dated this the 21st day of June, 2017.

David C. Allen

Erica J. Allen

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David C. Allen and Erica J. Allen, husband and wife** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 3128 N. Blvd. Tampa, Fl. 33603 this 21st day of June, 2017.

Notary Public
My Commission Expires: 08/21/20

REBECCA E. SCHNITZLER
MY COMMISSION # FF 985017
EXPIRES: August 21, 2020
Bonded Thru Notary Public Underwriters

(Notary Seal)