WARRANTY DEED

Bill Garrett Davidson County
Batch# 1340 DEEDWARR
09/15/2017 01:32:38 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20170915-0094644

File No. RW0003311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9-20-20

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Camille Tambunting	New Owner	053120 10100
(NAME)	(NAME)	
2806 Elliott Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN, 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Alicia J. Allyn (formerly known as Alicia J. Hernandez) and Jeffrey David Allyn, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Camille Tambunting,** unmarried, HEREINAFTER CALLED THE GRANTEE, 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 the corner lot on Elliott Avenue and 30th Street, being the East 55.75 feet of Lots No. 21 and 22 of Block 5 on the Plan of Dabbs & Elliott Subdivision No. 1, of record in Plat Book 547, page 97, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description of said property.

Said parts of said lots fronts 55.75 on the westerly side of Elliott Avenue and runs back between parallel lines along the westerly margin of 30th Street, 100 feet to the easterly line of Lot No. 20.

Being the same property conveyed by Warranty Deed to Alicia J. Hernandez, a single woman from Loretta V. Paulson and husband, Mark Paulson dated August 14, 2015, recorded August 20, 2015 in Instrument No. 20150820-0083909, Register's Office for Davidson County, Tennessee.

Alicia J. Hernandez has since married Jeffrey David Allyn and is now known as Alicia J. Allyn.

Jeffrey David Allyn joins herein to convey any and all rights title and/or interest he may have in said property by virtue of his marriage to Alicia J. Allyn.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2806 Elliott Drive, Old Hickory, TN 37138

(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 hand this 6th day of September, 2017.

Alicia J Allyn

Alicia J. Allyn

Jeffrey David Allyn by Alicia J Allyn GS attorney-in-fact

Jeffrey David Allyn by Alicia J. Allyn,
as Attorney-on-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand this 6th day of September, 2017.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Alicia Allyn, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jeffrey David Allyn, and who acknowledged that she executed the same as the free act and deed of the said Jeffrey David Allyn, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20170915-0094463 said Register's Office.

Witness my hand and official seal this 6th day of September, 2017.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Garside

Notary Public

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206