WARRANTY DEED

Bill Garrett Davidson County
Batch# 9294 **DEEDWARR**
10/06/2017 11:45:51 AM 2 pgs
Fees: $13.00 Taxes: $5,587.00

20171006-0102887

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell W. Allen Susanna S. Allen	New Owner	159-07-0A-008.00
(NAME)	(NAME)	
5029 High Valley Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lary Michael Huth and wife, Beth P. Huth,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Russell W. Allen and Susanna S. Allen, husband and wife,** 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. 8 on the Plan of High Valley, Section One of record in Plat Book 9700, Page 188 and corrected in Instrument No. 20000501-0043139, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lary Michael Huth and wife, Beth P. Huth by Warranty Deed from Richard R. Rakowski and wife, Mellissa L. Rakowski of record in Instrument No. 20030805-0110917, Register's Office for Davidson County, Tennessee, dated August 01, 2003 and recorded on August 05, 2003.

unimproved ☐

This is improved ☑ property, known as 5029 High Valley Drive, Brentwood, TN 37027
(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/our hands this 5th day of October, 2017.

Lary Michael Huth

Beth P. Huth

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lary Michael Huth and Beth P. Huth, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of October, 2017.

Notary Public Steve Waters
My Commission Expires: _____

File No.: 173582

