Bill Garrett Davidson County
Batch# 31499 DEEDWARR
11/29/2017 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $425.50
20171129-0121896

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Subscribed and sworn to before me, this the 27th day of October, 2017.

Notary Public
My Commission Expires: 11/5/2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Alcorn 3142 East Lake Drive Nashville, TN 37214	~~FirstBank~~ New owner	108-8-157

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Arnetta E. Allen**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Emily Alcorn, unmarried woman**, hereinafter called the Grantee, her 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. 24B, Zone Lot Division of Lots 22-28 and 68-73, East Lake Subdivision, a plat of which is of record in Plat Book 5200, page 342, as amended in Plat Book 5800, page 151, Register's Office for Davidson County, Tennessee, to which plat reference and amendment are hereby made for a more complete and accurate description of said lot.

Together with Driveway Agreement of record in Book 7103, page 37, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arnetta E. Allen by Warranty Deed from Samantha Sanchez and Michael Sanchez, dated November 30, 2015, recorded December 2, 2015, of record in Instrument No. 20151202-0121512, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3142 East Lake Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to the GRANTOR who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I aM 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said

land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2017.

10/26/2017

Arnetta E. Allen

STATE OF CALIFORNIA
COUNTY OF _____

See attached notarial certificate

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Arnetta E. Allen**, the within-named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of October, 2017.

_____
Notary Public
My Commission expires: _____

JURAT

Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me

on this 26th day of October 2017.

By: Arnetta E. Allen

Proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary Public

SHELLA MARIE GUTJAHR
COMM. # 2171267
NOTARY PUBLIC-CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. NOV. 8, 2020

OPTIONAL

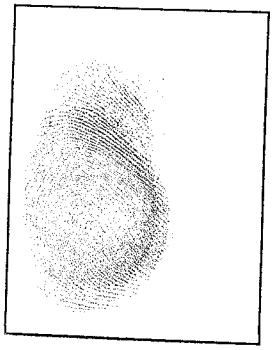
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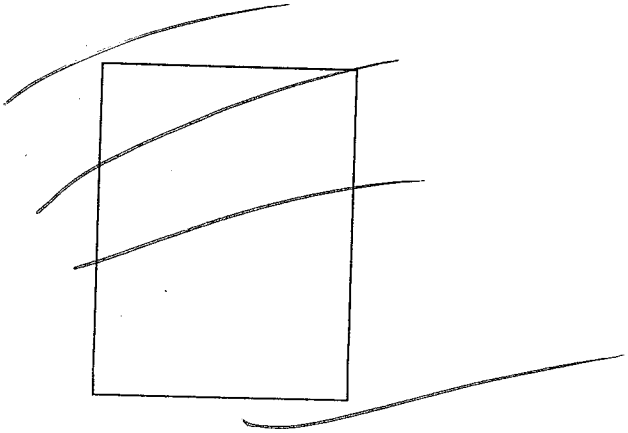
Title or Type of Documents: Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) other than named above: _____

Signer Name: Arnetta E. Allen Signer Name: _____





True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017