Bill Garrett Davidson County
Batch# 33140 DEEDWARR
12/05/2017 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $74.00
20171205-0123709

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2017.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven I. Geringer, Trustee of Geringer Family Trust u/a/d June 26,1996, as amended	**NEW OWNER**	**07107005700**
1212 Laurel St., Apt. 1001		
Nashville, TN 37203		

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 ACKNOWLEDGE, WE,

Frank A. Allen, Jr. and wife, Junifer Marie Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven I. Geringer, Trustee of Geringer Family Trust u/a/d June 26,1996, as amended

HEREINAFTER CALLED THE GRANTEES, ITS 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 the East 28 feet of Lot No. 94 and the West 44 feet of Lot No. 93 on the map of J.B. Haynie's Oriental Plan of Lots, as of record in Book 161, pages 26-27, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 72 feet on the northerly side of Duke Street and run back between parallel lines, 140 feet to an alley in the rear on which they measure 72 feet thereon.

Being part of the same property conveyed to Frank A. Allen, Jr. and wife, Junifer Marie Allen, by Quitclaim Deed from Lee Gordon Allen, an heir at law of Frank A. Allen, Sr., and, Denise Allen, wife of Lee Gordon Allen, dated July 26, 2017, of record in Instrument No. 20170727-0075923, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 161, pages 26-27, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (_____) property known as 107 Duke Street, Nashville, TN 37207.

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, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, its successors 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.

Frank A. Allen, Jr. Date: 12-1-17

Junifer Marie Allen Date: 12-1-17

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Frank A. Allen, Jr. and Junifer Marie Allen, the within named Grantor(s), 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, at office, this 1st day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

