WARRANTY DEED

Bill Garrett Davidson County
Batch# 49966 DEEDWARR
01/22/2018 11:04:55 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50

20180122-0006322

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 01/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Charles Allen	New Owner	129-08-0D-002.00 CO
(NAME)	(NAME)	
104 B Gilman Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, LORI D. HALLORAN, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ROBERT CHARLES ALLEN, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit "B", on the Horizontal Property Regime for the 104 Gilman Avenue Townhomes, as established in the Declaration and Master Deed of record in Instrument No. 20141113-0105019, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to LORI D. HALLORAN, by quitclaim deed from JAMES MICHAEL HALLORAN, of record in Instrument No. 20081023-0106181, dated October 22, 2008, said Register's Office.

Together with the Access Easement and Driveway Maintenance Agreement of record as Instrument No. 20180117-0004917, dated January 16, 2018, said Register's Office.

This is investment property and has never been the primary residence of Grantor.

This conveyance is subject to: 2018 property taxes which are due and payable, but not yet a lien; all matters appearing on the Horizontal Property Regime for the 104 Gilman Avenue Townhomes, as established in the Declaration and Master Deed of record in Instrument No. 20141113-0105019, Register's Office for said County; and any and all restrictions and easements of record.

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 our hands this 16th day of January, 2018.

Lori D Halloran

Lori D. Halloran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, TN, this 16th day of January, 2018.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18