# WARRANTY DEED

Bill Garrett Davidson County
Batch# 54662 DEEDWARR
02/02/2018 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $514.30
20180202-0010988

MST 2018-0006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January, 2018

Notary Public

MY COMMISSION EXPIRES: 3/31/19
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tracy Lopez | US Community Credit Union | 149-02-0C-017.00-CO |
| (NAME) | (NAME) | |
| 117 Elizabeths Court #17 | 2618 Old Lebanon Road | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Nashville, TN 37214 | |
| (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, WE, **Allen & Company Property Management, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracy Lopez,** Single woman 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 Unit No. 17, on the Plan of A Portion of a Planned Unit Development, Sterling Wood, of record in Plat Book 6250, Page 648, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Unit.**

**Being the same property conveyed to Melissa Allen by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20120329-0026867 Register's Office for Davidson County, Tennessee, dated March 28, 2012 and recorded on March 29, 2012. (Value of consideration shown in aforementioned deed $31,500.00.)**

**Being further conveyed to Allen & Company Property Management, LLC a Tennessee limited liability company by Quitclaim Deed from Melissa Allen of record in Instrument No. 20180105-0001966 Register's Office for Davidson County, Tennessee, dated January 5, 2018; See also Scriveners Affidavit of record in Instrument No. 20180119-0005841 said Register's Office.**

**Being also known as 117 Elizabeths Court #117 Antioch, Tennessee 37013.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017, a lien due and payable, but not delinquent. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 648, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6668, Page 81, Register's Office for

matters shown on the Plan of record in Plat Book 6250, Page 648, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6668, Page 81, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of record in Book 6668, Page 91, in the Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 6251, Page 616, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20041109-0135298 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Subject to rights of others in and to the common areas and/or elements.

This property, known as 117 Elizabeths Court #17, Antioch, TN 37013
(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 hand(s) this 31 DAY OF January, 2018.

**Allen & Company Property Management, LLC**

**BY:** Jimmy E Allen Jr.

**Jimmy E. Allen, Jr.**

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Jimmy E. Allen, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Member of Allen & Company Property Management, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Jimmy E. Allen, Jr., as Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Member of said limited liability company.

Witness my hand and official seal at office, this 31 day of January, 2018.

Notary Public

My commission expires: 5/27/2019

Amelia Swanson
State of Tennessee
Notary Public
Williamson County

# True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY