THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114777

Bill Garrett Davidson County
Batch# 60217 DEEDWARR
02/20/2018 10:21:29 AM 2 pgs
Fees: $13.00 Taxes: $789.95
20180220-0015792

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $213,500.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2018.

Notary Public
My Commission Expires: 01/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Funk 705 Fox Ridge Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-14-0C-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John B. Allen and Alison Allen, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lauren Funk, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 705 of Brentwood Trace Condominium, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee as shown on the Plat of Brentwood Trace Condominiums, Section Two of record in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to JOHN B. ALLEN and ALISON ALLEN, husband and wife, by deed from WHITNEY ALLEN and husband, RYAN ALLEN, of record in Instrument No. 20120502-0037503, dated April 23, 2012, corrected by Scrivener's Affidavit of record in Instrument No. 20130322-0028363, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 160-14-0C-005.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, pages 376 and 377, said Register's Office.

Master Deed and ByLaws of record in Book 5818, page 915, amended in Book 5868, page 70, said Register's Office.

This is improved property located at 705 Fox Ridge Drive Brentwood TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BR-18-705

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of February, 2018.

John B. Allen

Alison Allen

STATE OF ~~TENNESSEE~~ Florida sw)
COUNTY OF ~~DAVIDSON~~ Bay sw)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John B. Allen and Alison Allen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2018.

Sandra West
Notary Public

My Commission Expires: 10/7/18

SANDRA WEST
Notary Public - State of Florida
My Comm. Expires Oct 7, 2018
Commission # FF 135510