Bill Garrett Davidson County
Batch# 95356 DEEDWARR
05/22/2018 09:34:30 AM 2 pgs
Fees: $13.00 Taxes: $579.05
20180522-0048825

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$156,500.00.**

Affiant

Subscribed and sworn to before me this 18 day of May, 2018

Notary Public
My Commission expires: 7/8/19

(Affix Seal)

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stan Beech & Frank Russell	SAME	149-03-0A-021.00CO
4312 Maximillion Circle		
Murfreesboro, TN 37128	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Paul Robert Allen**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stan Beech and Frank Russell**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Chelsea Village Addition, Section Two, of record in Book 7900, page 903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul Robert Allen and wife, Patsy Lynn Allen, by deed from Butler Builders, Inc., on April 18, 1997, of record in Book 10426, page 11, Register's Office for Davidson County, Tennessee. The said Patsy Lynn having since died leaving property to Paul Robert Allen by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 7900, page 903, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8082, page 329; Book 8083, page 386; Book 8842, page 434; Book 9764, page 334; and Book 10117, page 532, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1505 Grovesnor Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 18, 2018.

Paul Robert Allen

Paul Robert Allen

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul Robert Allen** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 18, 2018

My commission expires 7/6/19

Notary Public

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
HAL E. WILSON, III

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

201805220048825