30801-5

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 99938 DEEDWARR
06/04/2018 03:03:35 PM 2 pgs
Fees: $13.00 Taxes: $1,775.63

20180604-0053179

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$479,900.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2018.

Notary Public

My commission expires: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Don Allen and Leanne Allen	**Mortgage Investors Group**	**143-06-0A-070.00co**
404 Valley Trace Drive	750 Old Hickory Blvd #130	
Nashville, TN 37221	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Donna L. Forsythe, unmarried

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

Don Allen and Leanne L. Allen, husband and wife

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 Lot No. 36 on the Plan of Phase Two, Harpeth Trace Estates, of record in Plat Book 5200, page(s) 556 through 558, inclusive, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Donna L. Forsythe, unmarried, by Warranty Deed dated June 27, 2002 from Joanne S. Neff, unmarried, of record in Instrument No. 20020703-0080577, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Plat Book 5200, Page(s) 556 through 558, inclusive, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, conditions and Restrictions of Harpeth Trace Homeowners' Association of record in Book 5120, page(s) 208 and 918; corrected in Book 5182, page 767; amended in Book 5178, page 138; Book 5182, page 769; and supplemental for Phase Two in Book 6094, page 718, said Register's Office.

(3) Charter of record in Book 5120, page 199 and Book 6556, page 694, Register's Office for Davidson County, Tennessee.

(4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in book 4889, page 192; Book 5360, page 320; Book 5363, page 882; and Book 6380, page 201, said Register's Office.

(5) Overpass Construction Agreement of record in book 5102, page 956, said Register's Office.

(6) Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Book 5142, page(s) 690 and 694, said Register's Office.

(7) Ingress and Egress Easement, of record in Book 6407, page 891, said Register's Office.

(8) Overhead Line Easement, of record in book 6407, page 892, said Register's Office.

(9) Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Station and Water Mains and Appurtenances, of record in Book 5099, page 783, said Register's Office.

(10) Deed of Conveyance, of record in book 7026, page 918 and re-recorded in Book 7097, page 72, said Register's Office.

(11) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

This is improved property, known as **404 Valley Trace Drive, Nashville, TN 37221**

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 that I am 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 I do further covenant and bind myself, my 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 **1st** day of **June, 2018.**

Donna L. Forsythe

Donna L. Forsythe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Donna L. Forsythe,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **June, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21