WARRANTY DEED

Bill Garrett Davidson County
Batch# 130809 DEEDWARR
08/20/2018 09:56:26 AM 2 pgs
Fees: $13.00 Taxes: $2,691.75

20180820-0082107

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

AV

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$727,500.00.**

Affiant

Subscribed and sworn to before me this 14 day of August, 2018

Notary Public
My Commission expires:
(Affix Seal)

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:
James C. Thoma	James C. Thoma	13114009500
4709 Villa Green Drive	4709 Villa Green Drive	
Nashville, TN 37215	Nashville TN 37215	

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, **Harry Allen and wife, Chandra P. Allen,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James C. Thoma, an unmarried man** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as followed, to-wit:

Being Lot No. 309 on the Plan of Seven Hills, Section VI, as of record in Book 2900, page 107, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lot No. 309 fronts 70.2 feet on the southerly side of Villa Green Drive and extends back 305.9 feet on the easterly line and 346.2 feet on the northwesterly line, to a dead line in the rear, which is a broken line on which it measures 420.6 feet thereon.

Being the same property conveyed to Harry Allen and wife, Chandra P. Allen by Warranty Deed from Reinaldo Mercado-Ruiz, a single man dated October 21, 2015, filed for record on October 23, 2015 in Instrument No. 20151023-0107980, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2018, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 13114009500
- .
- All matters as shown on the Plan of record in Plat Book 2900, page 107, Register's Office Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easement of record in Book 4888, page 644, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5151, page 256, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4709 Villa Green Drive, Nashville, TN 37215**

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 August 14, 2018.

Harry Allen

Chandra P. Allen

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harry Allen and Chandra P. Allen** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 14, 2018

My commission expires 6/14/2020

Notary Public