Bill Garrett Davidson County
Batch# 130926 DEEDWARR
08/20/2018 12:07:08 PM 2 pgs
Fees: $13.00 Taxes: $873.20

20180820-0082294

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $236,000.00.

Brian Keith Allen
Affiant

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

Dana Delworth
Notary Public

My commission expires: 7/6/20

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

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brian Keith Allen and Kelli Colleen Allen	**New Owner**	**053-06-0A-099.00-CO**
301 Parkside Ct.		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mary R. Bedient and husband, Mike J. Bedient

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brian Keith Allen and Kelli Colleen Allen, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 99, on the Plan of Revision to Lots 95 through 99, Phase One, Waterford Subdivision, R10 Residential P.U.D., as shown on plat of record in Plat Book 8250, page 217, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Mary R. Bedient and husband, Mike J. Bedient by Warranty deed from William M. Watts Jr a/k/a William Watts, an unmarried man of record in Instrument No. 20041013-0123280 Register's Office for Davidson County, Tennessee

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0YRES 16-501

This is improved property known as **301 Parkside Ct., Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of August, 2018.

Mary R. Bedient

Mike J. Bedient

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mary R. Bedient and Mike J. Bedient, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of August, 2018.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 18-001195-524

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

SP 11/2015