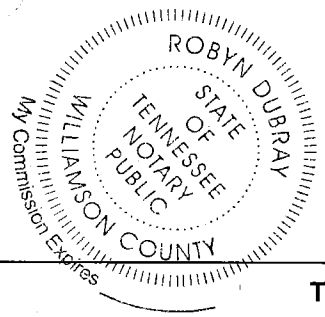
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day July 2019.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Junchu Du	Junchu Du	114-08-OC-128.00CO
(NAME)	(NAME) #349	
7277 Charlotte Pike, Unit 349	7277 Charlotte Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 258754 DEEDWARR
07/19/2019 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20190719-0070652

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Barry Scott Allen and Cindy Lou Allen, Trustees of the Allen Family Trust dated March 6, 2014 and amended April 11, 2014,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Junchu Du, unmarried** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situate in Davidson County, Tennessee, being Unit No. 124, on the plan of WEST PARK, PHASE 3, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, as amended in Instrument Nos. 20041221-0151636, 20050222-0018812 and 20060202-0013378, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Barry S. Allen and Cindy L. Allen, husband and wife by Warranty Deed dated 05/10/2007 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument 200705140057537, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Barry Scott Allen and Cindy Lou Allen, Co-Trustees under the Allen Family Trust dated March 06, 2014 by Quit Claim Deed dated 04/03/2014 from Barry S. Allen and Cindy L. Allen, husband and wife of record in Instrument 201404210033204, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per boundary plats of record in Instrument 200406240075136, Instrument 200602020012968, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200403040024541, as amended of record in Instrument 200412210151636, as amended of record in Instrument 200502220018812, as amended of record in Instrument 200602020013378, Overhang Easement of record in Book 6301, Page 684, Overhang Easement of record in Book 6301, Page 684, Stormwater Detention Agreement of record in Instrument 200511230141922, Quitclaim Deed to the Homeowner's Association of record in Instrument 201207310067330 Register's Office for Davidson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7277 Charlotte Pike, Unit 349, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 11th day July 2019.

Allen Family Trust

By: _____
Barry Scott Allen, Trustee

By: Cindy Lou Allen
Cindy Lou Allen, Trustee

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry Scott Allen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trustee of Allen Family Trust, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day July 2019.

JILL L. SWINEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public: _____
My Commission Expires: 7/9/2021

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy Lou Allen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trustee of Allen Family Trust, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 11 day July 2019.

Notary Public: _____
My Commission Expires: 2/15/2021

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

File No.: 476281
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

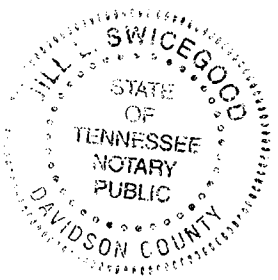
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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