Karen Johnson Davidson County
Batch# 299967 DEEDWARR
10/11/2019 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20191011-0104556

WARRANTY DEED

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Will Allen	Same	142 09 0D 065.00
(NAME)	(NAME)	
1073 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. I/WE, **Tiffany Roe Leek**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Taylor Allen, an unmarried man**, 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:

A Condominium Apartment in Davidson County, Tennessee, being UNIT No. 1073 together with the carport designated 1073-C of River Plantation, Section Six, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property act, as shown on the Plan of record in Book 5200, Page 359 and 360, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete detail of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Roe Ellen Coleman by Deed from Stephen K. Heard and Sarah Heard, married dated August 1, 2006 and recorded August 7, 2006, as Instrument No. 20060807-0096432, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Tiffany Roe Leek by Executor's Deed from Thomas Spencer Leek, Jr., Executor of the Estate of Roe Ellen Coleman, deceased dated May 29, 2019 and recorded June 12, 2019 as Instrument No. 20190612-0056340, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1073 General George Patton Road, 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, their heirs and assigns forever; and we do covenant with the said Grantees 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 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 our hands this 8 day of October, 2019

Tiffany Roe Leek

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tiffany Roe Leek, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness ~~my hand and official~~ seal, this the 8th of October, 2019.

Notary Public

My Commission Expires: 11/8/22

(SEAL)

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: MTJ-1909603SSO

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M Holmes

Carol M. Holmes, Notary Public

My commission expires on 3/31/20

