Karen Johnson Davidson County
Batch# 308756 DEEDWARR
10/31/2019 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $665.63
20191031-0111825

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-4-2020
(AFFIX SEAL)

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-04-2020

J-DT-19-1128

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Debra Lynn Allen	Simmons Bank	
(NAME)	(NAME)	033-16-0-144.00
1128 Apple Valley Road	4220 N Rodney Parham Rd #300	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Little Rock AR 72212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DISCOVER TN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBRA LYNN ALLEN, MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 166-A ON THE PLAN OF ZONE LOT DIVISION LOTS 98, 99, 122, 123, 164, 165 AND 166 SECTION 2 PRIMROSE MEADOWS OF RECORD IN PLAT BOOK 6900, PAGE 104, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LLOYD B. DALTON AND WIFE, VICTORIA L. DALTON BY WARRANTY DEED FROM JERRY MCCLOUD OF RECORD IN INSTRUMENT NO. 20050317-0029185 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 11, 2005 AND RECORDED ON MARCH 17, 2005. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $55,000.00.)

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DISCOVER TN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM LLOYD B. DALTON AND WIFE, VICTORIA L. DALTON OF RECORD IN INSTRUMENT NO. 20190814-0081302 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 12, 2019 AND RECORDED ON AUGUST 14, 2019. (VALUE OR CONSIDERATION AS SHOWN IN AFOREMENTIONED DEED $190,000.00.) BEING ALSO KNOWN AS 1128 APPLE VALLEY ROAD MADISON, TN 37115.

Being a portion of the same property conveyed to Discover TN Realty, LLC, a Tennessee limited liability company by Warranty deed from Lloyd B. Dalton and wife, Victoria L. Dalton of record in Instrument No. 20190814-0081302 Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on August 14, 2019. (Value or consideration as shown in aforementioned deed $190,000.00.) Being also known as 1128 Apple Valley Road Madison, TN 37115.

This conveyance is subject to:
- Taxes for the year 2019.
- Plan of record in Plat Book 6900, Page 104, Book 4860, Page 105 amended in Book 5711, Page 866 and Book 4675, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5039, Page 481, Book 5039, page 484, Book 6178, page 597; Book 6178, page 600; Book 6178, page 603; Book 7976, page 410, in the Register's Office for Davidson County, Tennessee.
- Party Wall Agreement of record in Instrument Number 20050317-0029186, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1128 Apple Valley Road, Madison, Tennessee 37115**.

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), their heirs and 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), 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 the 29 DAY OF OCTOBER, 2019.

Discover TN Realty, LLC, a Tennessee limited liability company

BY:_____
John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of Discover TN Realty, LLC, A Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of October, 2019.

Notary Public

My Commission Expires: 7-6-2020

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY