Karen Johnson Davidson County
Batch# 336990 DEEDWARR
12/31/2019 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20191231-0135182

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2019.

Notary Public

My COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

JM-VRES-19-606

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)
Chelsea G. Allen and Nathan T. Allen	SWBC Mortgage Corp.	
(NAME) **606 Maple Top Drive**	(NAME) 9311 San Pedro #100	**162-01-0D-004.00CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) San Antonio, TX 78216	
(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, **MARY K. HERNDON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHELSEA G. ALLEN AND NATHAN T. ALLEN, WIFE AND HUSBAND,** 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. 4 on the Plan of Final Plat for Maple Valley Subdivision, Section Three of record in Plat Book 6900, Page 968, 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 Mary K. Herndon, married woman by Warranty deed from Janette L. Wolf and Brian Wolf, wife and husband of record in Instrument No. 20170724-0074433 Register's Office for Davidson County, Tennessee, dated July 20, 2017 and recorded on July 24, 2017.

The said Mary K. Herndon erroneously took title as a married woman. The grantor is not and has not ever been married.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 6900, Page 968, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 5200, Page 462, revised in Book 5200, Page 524, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7932, Page 285 and Corrected in Book 8043, Page 754, Register's Office for Davidson County, Tennessee.
- Easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 6315, Page 987, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7361, Page 238, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8614, Page (s) 882, 886 and 964, 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: **606 Maple Top Drive, Antioch, Tennessee 37013**.

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 31st DAY OF DECEMBER, 2019.

Mary K. Herndon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY K. HERNDON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2019.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.