WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 05-09-23
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

G-VRES-19-808

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)
Amy Reynolds DeLaRosa and Ivan Moises DeLaRosa	InterLinc Mortgage Services, LLC	
(NAME)	(NAME)	**086-04-0B-076.00-CO**
808 Withers Place	10613 W. Sam Houston Pkwy N. Ste. 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Houston, TX 77064	
(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, **JASON M. ALLEN AND HUSBAND, WILLIAM C. ALLEN, JR.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY REYNOLDS DeLaROSA AND IVAN MOISES DeLaROSA, 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. 31 on the Plan of Section Three, Sunset Oaks of record in Plat Book 9700, Page 198, 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 Jason M. Allen and William C. Allen, Jr., both unmarried as tenants in common with rights of survivorship by Quitclaim deed from Jason M. Fletcher, now known as Jason M. Allen and William C. Allen, Jr., both unmarried of record in Instrument No. 20120326-0025573 Register's Office for Davidson County, Tennessee, dated March 19, 2012 and recorded on March 26, 2012.

The said Jason M. Allen and William C. Allen, Jr. are now married.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 198, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9082, Page 567 and amended in Instrument No. 20160209-0012575, Register's Office for Davidson County, Tennessee.
- By-Laws of Sunset Oaks of record in Book 9082, Page 589, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 10360, Page 311, in the Register's Office for Davidson County, Tennessee.
- Charter of Sunset Oaks Homeowner's Association of record in Instrument No. 19991207-0300671, 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: **808 Withers Place, Hermitage, Tennessee 37076**.

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.

Karen Johnson Davidson County
Batch# 338099 **DEEDWARR**
01/03/2020 08:58:50 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200103-0000708

Witness my/our hand(s) this the 27th DAY OF DECEMBER, 2019.

Jason M. Allen

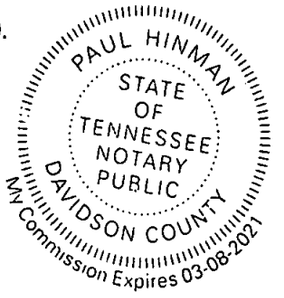
William C. Allen, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON M. ALLEN, 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 27th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

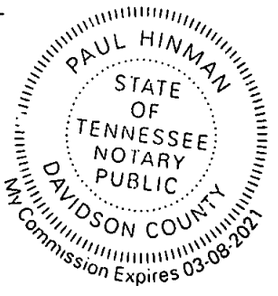


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM C. ALLEN, JR., 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 27th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212