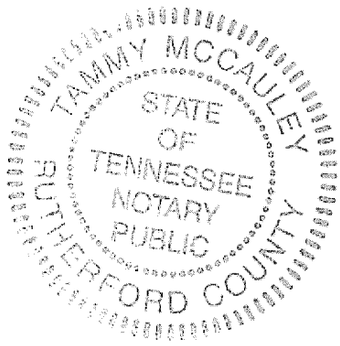


State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$334,900.00.**

Affiant

Subscribed and sworn to before me, this the 14 day of February, 2020.

Notary Public

My commission expires: 8/22/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KEITH ALLEN AND LISA KARYN ALLEN, HUSBAND AND WIFE	**NEW OWNER**	**171-03-OB-164.00 CO**
129 Carriage Court		
Brentwood, TN 37027		

Karen Johnson Davidson County
Batch# 358948 DEEDWARR
02/18/2020 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20200218-0017495

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
KIMBERLY S. ADKINSON, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEITH ALLEN AND LISA KARYN ALLEN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Revision I, Phase Two, Section Five, Carriage Homes of Fredericksburg, Townhomes of Fredericksburg, a Horizontal Property Regime, as of record in Instrument No. 20000804-0077800, which revises prior plat as of record in Plat Book 9700, page 578Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to KIMBERLY S. ADKINSON, UNMARRIED, by deed from BARBARA ANN MATHESON, UNMARRIED, of record in Instrument No. 20011003-0107359, dated August 15, 2001, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 129 Carriage Court, Brentwood, TN 37027.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 14 day of February, 2020.

KIMBERLY S. ADKINSON

State of Tennessee)

County of Davidson)

On this 14 day of February, 2020, before me personally appeared, **KIMBERLY S. ADKINSON,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 5-9-2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, **Loren Manderson**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Teresa Taylor**, a notary public for this county and state, **Loren Manderson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-17-2023

Notary Seal

