Karen Johnson Davidson County
Batch# 442328 DEEDWARR
07/22/2020 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200722-0080493

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 8.28.2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ellen Rose Heimann-Nichols (NAME)	Evansville Teachers Federal c/u (NAME)	141-05-0-A-208.00 CO
1236 Scarcroft Lane (ADDRESS)	4401 Theatre Dr. (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Evansville, IN 47715 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeremy Allen and Megan Currie Allen, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellen Rose Heimann-Nichols, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 208 on the Revision, Final Plat Lot 208, Phase 1, Section 4, Resubdivision of Lots 208 & 209, Avondale Park, Phase 2, Section 1 Lot 224 of record in Instrument No. 20110712-0053153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Allen and Megan Currie Allen, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated May 15, 2015, of record in Instrument No. 20150518-0045384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plat of record in Instrument No. 20090318-0024196, Instrument No. 20090612-0054891, Instrument No. 20110208-0011105 and Instrument No. 20110712-0053153; restrictions of record in Instrument No. 20081203-0117452 and amendments posted in Instrument No. 20090331-0028791, Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161; HOA Charter of record in Instrument No. 20081203-0117350; Easement for Right-of-Way of an electric power line recorded in Book 787, Page 7; Easement for Water Main recorded in Book 840, Page 540 and Book 1237, Page 674; Easement recorded in Book 4118, Page 694; Book 4228, Page 635; Book 4273, Page 280; Book 10748, Page 876; Instrument No. 20090707-0063325, Instrument No. 20090707-0063325, Instrument No. 20090707-0063325, Instrument No. 20090707-0063325, Instrument No. 20090707-0063325, Instrument No. 20090707-0063325; Instrument No. 20090707-0063325; Instrument No. 20140114-0003778 and affidavit recorded in Instrument No. 20140416-0031703; Easement for Transmission Line recorded in Book 4193, Page 903; Easement for Construction of Water Line recorded in Book 5738, Page 819; Book 5738, Page 832 and Instrument No. 20080818-0084836; Easement for Sewer

Line recorded in Book 7601, Page 400; Easement for Public Utilities recorded in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, and Instrument No. 20040204-0013641; Easement for Access recorded in Instrument No. 20041207-0145662; Easement for Transmission Line recorded in Instrument No. 20060110-0003857; Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867; Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293 and Instrument No. 20090814-0076610; Resolution Regarding Abandonment of Easement Rights recorded in Instrument No. 20080826-0087638; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1236 Scarcroft Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of July, 2020.

Jeremy Allen

Megan Currie Allen

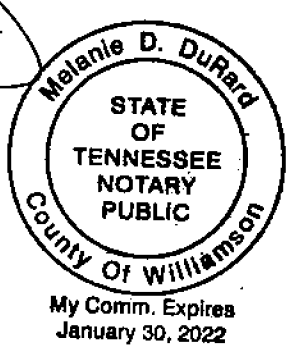
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Jeremy Allen and Megan Currie Allen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 21st day of July, 2020.

Notary Public
My Commission Expires: _____

File No.: 32078



My Comm. Expires
January 30, 2022

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)