This Instrument Prepared By:
DAVID B. HERBERT
Of the Law Offices of Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-3-B-158	Nancy Hoffman Allen Unit J-16 The Villager 2601 Hillsboro Road Nshville, TN.	New Owner BOOK 6226 PAGE 680
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7DA-80314		PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

LESLIE ANN McFADDEN, NOW ALLEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NANCY HOFFMAN ALLEN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment known as Unit No. J-16 in a Horizontal Property Regime, which is shown on the Plat of the Villager as of record in Book 5200, page 154, to which plat reference is here made.

Being the same proeprty conveyed to Leslie Ann McFadden, now Allen, by deed from Nancy Hoffman Allen and husband, William T. Allen, as of record in Book 5597, page 906, as re-recorded in Book 5603, page 822.

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated, as amended and all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the Villager Condominium, as of record in Book 5434, page 665, and the By-Laws appended thereto as of record in Book 5434, page 708 as amended in Book 5487, page 967 and charter of record in Book 5441, page 815.

CHARLES ROGAN ALLEN, husband of LESLIE ANN McFADDEN ALLEN joins in this instrument for the purposes of conveying any and all right, title and interest he may have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of February, 1984

Charles Rogan Allen — Leslie Ann McFadden Allen

Charles Rogan Allen

Leslie Ann McFadden Allen

02/03 79.30- CHECK

1099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6226 PAGE 681

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Leslie Ann McFadden Allen the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 2nd day of February, 1984.

Notary Public

My commission expires: 1/18/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles Rogan Allen the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 2nd day of February, 1984.

Notary Public

My commission expires: 7-21-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF Jan, 19

MY COMMISSION EXPIRES: 10/20/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

LESLIE ANN McFADDEN ALLEN

AND CHARLES ROGAN ALLEN

TO

NANCY HOFFMAN ALLEN

101597

IDENTIF. REFERENCE

FEB 3 4 25 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

File 37

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____ Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6226 PAGE 682

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28000.00- CAMT.	
			72.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.30-
1099A	02/03/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 1 5 9 7.

IDENTIF. REFERENCE

FEB 3 4 25 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 11376