# WARRANTY DEED

Instr:200001180005420 Page: 1 OF 2
REC'D FOR REC 01/18/2000 10:18:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $148.00

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,000.00**

Freddie J. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2000.

Joseph K. Gregory
Notary Public

MY COMMISSION EXPIRES: June 4, 2002.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Henry R. Allison, III, 116 Wilson Pike, Suite 206, Brentwood, TN 37027

*THIS DOCUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITH NO TITLE SEARCH AND NO CLOSING PERFORMED*

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| INITIAL FA — Freddie J. Allen | INITIAL FA — Freddie J. Allen | 119-14-0-325.00 |
| ~~116~~ (NAME) 270 ~~270~~ Sunrise Avenue | ~~116~~ (NAME) 270 ~~270~~ Sunrise Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Paul F. Durham and wife, Nadene H. Durham**

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

FA FREDDY **~~Freddie J.~~ Allen and wife, Marsha Allen**

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 19 on the Plan of Sunrise, as of record in Book 421, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul F. Durham and wife, Nadene H. Durham by deed from B. B. D. Properties Co., dated August 7, 1984 and filed for record in Book 6358, page 143, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 270 Sunrise Avenue, Nashville, TN 37211
(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 my/our hand(s) this 10th day of January, 2000.

Paul F. Durham

Nadene H. Durham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Paul F. Durham and Nadene H. Durham, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of January, 2000.

Commission expires: June 4, 2002

Joseph K. Gregory Notary Public

