WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Jennifer Dunlap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~.
My Commission Expires October 25, 2003

(AFFIX SEAL)

NOTARY PUBLIC
MARJORIE RUTH TUCKER
AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian D. Allen	Franklin American Mortgage	165-14-59
(NAME)	(NAME)	
4713 Greystone Street	501 Corporate Center Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin , TN 37067	
(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, James R. Dickison and wife, Lynette Dickison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian D. Allen and wife Kelly S. 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:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Peppertree Section 1 of record in Plat Book 6900, Pages 973-974, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Dickison and wife, Lynette Dickison by deed recorded as Instrument No. 20010530-0055856, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 4713 Greystone Street, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 05/30/01 13:44 2pgs
Fees:11.00 Taxes:377.40
20010530-0055858

Witness my/our hand(s) this 25th day of May, 2001.

James R. Dickison by Lynette Dickison, Attorney In-Fact

James R. Dickison

Lynette Dickison

Lynette Dickison

STATE OF TENNESSEE

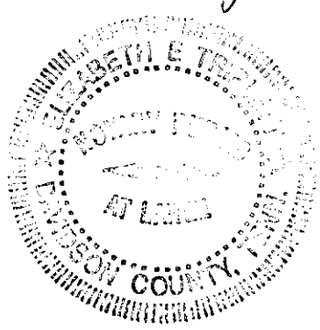
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~James R. Dickison and~~ Lynette Dickison with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2001.

Commission expires: May 26, 2002

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2001, beofre me personally appeared Lynette Dickison, the person who executed the foregoing instrument on behalf of James R. Dickison and acknowledged that she executed the same as the free act and deed of the said James R. Dickison, through Power of Attorney granted Lynette Dickison by the said James R. Dickison.

Commission expires: 5/26/02

Notary Public

