REALTY TITLE 06
Box 48A

WARRANTY DEED

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-4-07
(AFFIX SEAL)

KARLAN S. YOUNG NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denis Longpre	Denis Longpre	Map 131-6 Group F Parcel 10 CO
(NAME)	(NAME)	
7 Abbeywood Court	7 Abbeywood Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, Dwaine M. Allison and wife, Rita M. Allison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denis Longpre, 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. 10** on the Plan of Burton Hills Village of Abbeywood, Tract 21 a portion of Zone Lot II, of record in Book 6900, page 223, as amended in Book 7255, page 531 and further amended in Book 7362, page 60, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dwaine M. Allison and wife, Rita M. Allison by Special Warranty Deed of Wells Fargo Bank Minnesota, N.A., as Trustee, without recourse of record in Instrument # 20020830-0105155, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) 2004 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable; (2) Declaration of covenants, conditions and restrictions of record in Book 6517, page 522;Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188; Book 7146, page 193 and Book 6326, page 588, Register's Office for Davidson County, Tennessee; (3) Charter for Homeowners Association filed in Book 6517, page 505; Book 6517, page 511; Book 6921, page 216; Book 6921, page 214 and Book 7189, page 73, said Register's Office; (4) Agreements of record in Book 6470, page 383; Book 6655, page 47; Book 7147, page 411 and book 7147, page 416, said Register's Office; (5) Maximum square footage allocation of record in Book 7147, page 423, said Register's Office; (6) Easement filed of record in Book 3702, page 250, said Register's Office; (7) Agreement filed of record in Book 7519, page 978, said Register's Office; (8) Storm water ordiance No. 78-840, Davidson County, Tennessee; (9) Mutual easement for encroachments filed of record in Book 8087, page 108, said Register's Office; (10) Subject to the plan of record in Book 6900, page 223, as amended, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7 Abbeywood Court, Nashville, TN 37215

(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: 06/30/04 10:13 2pgs
Fees:13.00 Taxes:1831.50
20040630-0077572

Witness our hands this 29th day of June, 2004.

Dwaine M. Allison

Rita M. Allison

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Dwaine M. Allison and Rita M. Allison, the within named bargainors 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 the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of June, 2004.

Commission expires: 1-25-06

Notary Public

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE My Commission Exp. Jan. 25, 2006

MEL... NOTARY PUBLIC AT LARGE WILLIAMSON... My Commission Exp. Jan. 25, 2006