Davidson County DEEDWARR
Recvd: 07/07/05 14:36 2 pgs
Fees:13.00 Taxes:555.00

20050707-0078569

OFFICIAL SEAL
Fernanda F. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7/10/06

STATE OF NM)
COUNTY OF Santa Fe)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/10/06.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
C & M Holdings, LLC	C + M Holdings LLC	119-14-A
2929 Selena Drive E-77, E-85, F-89 & F-102	3446 Six Mile Road	GROUP
Nashville, Tennessee 37211	Maryville, TN 37803	PARCEL 77 CO, 85 CO, 89 CO and 102 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Fifty Thousand Dollars and Zero Cents ($150,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Curtis Allen, an unmarried person, and Bonnie M. Allen, an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto C & M Holdings, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit Nos. 77, 85, 89 and 102 as shown on the Site Plan of Kingswood Condominiums, of record in Plat Book 5200, page 520, Register's Office for Davidson County, Tennessee, and being a Horizontal Property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Kingswood of record in Book 5552, page 732, as amended in Book 6058, page 320, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

BEING part of the same property conveyed to Bonnie M. Allen by deed dated December 26, 1984, from Doctor R. Crants and wife, Shirley J. Crants of record in Book 6543, page 72, Register's Office for Davidson County, Tennessee (as to Unit 102), and being part of the same property conveyed to Bonnie M. Allen by deed dated December 26, 1984, from Jack H. Dalton and wife, Jeanette H. Dalton, of record in Book 6543, page 76, said Register's Office (as to Unit No. 89); and being the same property conveyed to Curtis Allen, unmarried, by deed dated August 24, 2000, from Bonnie M. Allen, unmarried, of record as Instrument No. 20000907-0088488 in said Register's Office (as to Units Nos. 77 and 85).

For further reference: See Power of Attorney of record as Instrument Number 20050707-0078569.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto: (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 2929 Selena Drive E-77, E-85, F-89 & F-102, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and we do covenant with the said Grantee 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 Grantee, its successors 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 29th day of June, 2005.

Bonnie M. Allen

By: Mark Wayne Allen
Attorney in Fact

Curtis Allen

STATE OF NM)
COUNTY OF Santa Fe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis Allen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2005.

Notary Public

My commission expires: 7/10/06

OFFICIAL SEAL
Fernanda F. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7/10/06

STATE OF NM)
COUNTY OF Santa Fe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Wayne Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bonnie M. .Allen, and acknowledged that he executed the same as the free act and deed of the said Bonnie M. Allen.

Witness my hand and official seal this 29th day of June, 2005.

Notary Public

My commission expires: 7/10/06

OFFICIAL SEAL
Fernanda F. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7/10/06