File No. 50517

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/05 15:31 2 pgs
Fees:13.00 Taxes:151.70
20051117-0139287

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H Luton	New Owner	16-00-0-280
(NAME)	(NAME)	
102 Luton Place		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Daniel Allen and wife, Sherry Allen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas H Luton and wife, Dana D Luton, 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. 6 on the Plan of Saddleback Farms, a plat of which is of record in Plat Book 9700, page 332, Registers Office for Davidson County, Tennessee, more specifically described as follows:

Beginning at an iron pin in the center of a cul-de-sac at the easterly terminus of Saddleback Road, the southwest corner of this lot, a corner to the property conveyed to Bill M. Grissom and wife Coleen W. Grissom by deed filed as instrument No. 20021115-141967, Register's Office for Davidson County, TN; thence, with the line of Grissom N 19 degrees 35 minutes 08 seconds East 570 feet to an iron pin; thence, S 47 degrees 41 minutes 35 seconds East 515.62 feet to an iron pin; thence, South 26 degrees 25 minutes 19 seconds West 523.15 feet to an iron pin; thence, North 50 degrees 38 minutes 27 seconds West 439.22 feet to the point of beginning, containing 5.6829 acres, more or less.

Being the same property conveyed to Daniel Allen and wife, Sherry Allen by deed from Colleen Wilt Grissom, Trustee U/A/D of March 2/02, Colleen Wilt Grissom Revocable Living Trust Agreement and Billy Matthew Grissom, Trustee U/A/D of March 2/02, Billy Matthew Grissom Revocable Living Trust Agreement,, dated November 11, 2002, of record as Instrument Number 20021115014-1657 and Rerecorded as Instrument Number 20040416004-3166, and further corrected by Instrument recorded simultaneously herewith of record in Instrument No. 20051117-0139286, Register's Office, Davidson County, Tennessee.

Subject to any and all existing easements and/or restrictions of record.

Declaration of Covenants, Conditions and Restrictions of record in Book 10024, page 591, as further amend in Book 11003, Page 852, and Instrument No. 20001004-0098687, said Register's Office

unimproved ☒

This is improved ☐ property, known as 1987 Saddleback Road, Goodlettsville, TN 37072

(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.

File No. 50517
Witness our hands this 15th day of November, 2005.

Daniel Allen

Sherry Allen

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 **Daniel Allen and wife, Sherry Allen, the bargainor(s), 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 purposes therein contained.**

Witness my hand and official seal this 15th day of November, 2005.

Commission expires:
11-22-08



Notary Public