318
Hollins
Lisa

STATE OF ~~TENNESSEE~~ ARKANSAS)
COUNTY OF ~~DAVIDSON~~) BENTON
The actual consideration for this transfer or value of property (whichever is greater) is $128,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13 day of June 2006.

Notary Public
My Commission Expires: 5/10/201

OFFICIAL SEAL
HALEY LANE
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMM. EXPIRES 05 / 10 / 2011

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/15/06 15:54 5 pgs
Fees:27.00 Taxes:0.00
20060615-0071686

ADDRESS NEW OWNER:
222 Third Avenue North
Nashville, TN 37201

SEND TAX BILL TO:
EXEMPT

Map 162-10-0
Parcel: 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ANTHONY J. ALLEN, JR., a married man, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter the GRANTEE, its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 641 Brook Drive, Antioch, Tennessee, 37013

Nicola Beth Allen joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of Anthony J. Allen, Jr.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its representatives and assigns, forever; GRANTORS do further covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to

warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives and assigns, against the lawful claims of all persons whomsoever.

The following restrictions and provisions are hereby imposed by the Grantee, The Metropolitan Government of Nashville and Davidson County, Tennessee, on the property described in attached Exhibit "A", as covenants running with the land:

1. The property shall be dedicated and maintained in perpetuity for uses compatible with open space, recreational, or wetlands management practices; and
2. No new structure(s) will be built on the property except as indicated below:
   a) A public facility that is open on all sides and functionally related to a designated open space or recreational use;
   b) A rest room; or
   c) A structure that is compatible with open space, recreational, or wetlands management usage and proper floodplain management policies and practices, which the Director of the Federal Emergency Management Agency approves in writing before the construction of the structure begins.

Whenever 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 hand this 13th day of June 2006.

GRANTOR:

Anthony J. Allen, Jr.

Nicola Allen

Nicola Beth Allen

STATE OF ARKANSAS)
COUNTY OF Benton)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Anthony J. Allen, Jr., the within named bargainor, 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, at office, this 13 day of June, 2006.

Haley Lane

Notary Public

My Commission Expires: 5/10/2011

OFFICIAL SEAL
HALEY LANE
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMM. EXPIRES 05 / 10 / 2011

STATE OF ARKANSAS)
COUNTY OF Benton)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Nicola Beth Allen, the within named bargainor, 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, at office, this 13 day of June, 2006.

Haley Lane
Notary Public

OFFICIAL SEAL
HALEY LANE
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMM. EXPIRES 05 / 10 / 2011

My Commission Expires: 5/10/2011

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot No. 28 on the Plat of Brook View Estates, Section 1, of record in Plat Book 4460, Page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony J. Allen, Jr., a married man, by deed from David Bruce Smith and wife, Cynthia Dale Smith, of record in Instrument No. 200208220101685, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2006 and subsequent years: A lien, not yet due and payable.

2. Subject to all matters shown on the Plan of Brook View Estates, Section 1, of record in Plat Book 4460, Page 103, Register's Office for Davidson County, Tennessee.

3. Subject to the flow of any creeks, streams, or branches across subject property.