Davidson County DEEDWARR
Recvd: 07/11/07 12:00 2 pgs
Fees:13.00 Taxes:481.00

20070711-0082610

WARRANTY DEED

SIDWELL & BARRETT, P.C.
G-VRE-07-312 121 1st Avenue South, Sute 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

My Commission Expires SEPT. 19, 2009

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley W. Allman	New Owner	
312 Ocala Court South	(NAME)	
(ADDRESS)	(ADDRESS)	162-5-217.00
Antioch, TN XXXXX 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOEL R. SULLIVAN AND BRETT ALDEN BAIER, AS TENANTS IN COMMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRADLEY W. ALLMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 81, HICKORY VALLEY SUBDIVISION, SECTION 3, as shown on plat of record in Plat Book 4460, Page 86, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joel R. Sullivan and Brett Alden Baier, as tenants in common by Warranty Deed from Keith B. Smithers, married and Valerie F. Smithers, recorded on the 2nd day of April, 2002 in Instrument No. 20020402-0040067, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4460, page 86; Book 4604, page 526; Book 4630, page 548; and Book 5967, page 773, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 312 Ocala Court South, Antioch, Tennessee XXXXX 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this 28th day of June, 2007.

Joel R. Sullivan

Brett Alden Baier BY
Brett Alden Baier
AS ATTORNEY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 28th day of June, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of June, 2007, before me personally appeared Joel R. Sullivan 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 Brett Alden Baier and who acknowledged he/she/they executed the same as the free act and deed of the said Brett Alden Baier.

Witness my hand and official seal, this the 28th day of June, 2007.

Notary Public

My Commission Expires: 3-8-10



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903