File No. 290600981

WARRANTY DEED

KAITLYN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-19-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason T. and Rachel M. Allen	SAME	07313017500
(NAME)	(NAME)	
5901 Westheimer Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Sarah J. Sweeney Wilson**, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jason T. Allen and wife, Rachel M. Allen**, 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 all of Lot No. 97, on the plan of Section 2, Henderson Gardens, of record in Plat Book 2900, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to VERNON H. SWEENEY AND WIFE, SARAH J. SWEENEY by deed from CHARLES A. WHEELER JR. AND WIFE, ALICE THORNE WHEELER of record in Book 3370, Page 471 on 04/05/1962 and filed for record on 04/09/1962, Register's Office for DAVIDSON County, Tennessee. The said Vernon H. Sweeney, having died on December 28, 1981, leaving Sarah J. Sweeney, nka Sarah J. Sweeney Wilson, as the surviving tenant by the entirety.

This conveyance is subject to all matters as set forth per Plat Book 2900, Page 101, Register's Office for Rutherford County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, byfaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1719 Welcome Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20090046114 DEEDWARR
Recvd: 07/09/09 12:46 2 pgs
Fees:13.00 Taxes:314.50
20090709-0064136

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Witness my/our hands this 7th day of July, 2009.

Sarah J Sweeney Wilson
Sarah J. Sweeney Wilson

BY: Ruth S Hopkins
Ruth S. Hopkins, Attorney in Fact

STATE OF INDIANA
COUNTY OF Hamilton

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ruth S. Hopkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she is the attorney-in-fact for Sarah J. Sweeney Wilson, aka Sarah Jane Wilson, and is authorized by her to execute this instrument in her behalf by virtue of an instrument of record in Instrument No. 20090709-0064135, of the Register's Office of Davidson County, Tennessee.

Witness my hand at office this 7th day of July, 2009.

Commission expires:

Steven S. Stith
Notary Public

OFFICIAL SEAL
STEVEN SCOTT HEATHCOATE
NOTARY PUBLIC - INDIANA
TIPTON COUNTY
My Comm. Expires Mar. 5, 2017

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RETURN TO:
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1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129