THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N16196

BILL GARRETT, Davidson County
Trans:T20090072160 DEEDWARR
Recvd: 10/23/09 09:39 2 pgs
Fees:13.00 Taxes:407.00
20091023-0098010

Property Address:
202 Spence Lane Unit #101, Nashville, TN 37210 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James Zachary Allen and wife, Tiffany S. Allen**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Jayne Crim, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit 124 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as of record in Instrument Number 20061115-0141672 as shown on the Fifth Amendment to said Master Deed in Instrument No. 20080507-0047102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from R.J. York Homes, LLC, dated November 10, 2008, and recorded November 13, 2008, in the Register's Office for Davidson County, Tennessee, Instrument Number 20081113-0112389.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [x] not a part of the homestead of Grantors and is not Grantor's marital residence, or [] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 15th day of October, 2009.

_____{Seal}
James Zachary Allen

_____{Seal}
Tiffany S. Allen

State of TENNESSEE
County of Davidson

On this the 15th day of October, 2009, before me, the undersigned officer, personally appeared James Zachary Allen and Tiffany S. Allen, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

My Commission expires: 8/5/13

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $110,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 15th of October, 2009.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

My Commission expires: 8/5/13

Name of Owner and Property Address:
Jayne Crim
202 Spence Lane, Unit 101
Nashville, TN 37210

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
U.S. Bank, N.A.
3180 Rider Trail S
Closing DeptEarth City, MO 63045Jayne Crim

_____

_____

Phone: _____

Tax Parcel ID#: 094-16-0-E-124.00