File No. 91157

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090085464 DEEDWARR
Recvd: 12/18/09 14:39 2 pgs
Fees:13.00 Taxes:532.63
20091218-0115439

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,955.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-3-2012

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard W. Ballou	Same as new owner	043 02 0 047.00
(NAME)	(NAME)	
P.O. Box 1082		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37077-1082		
(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, WE, Johnnie C. Allen and wife, Linda C. Allen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard W. Ballou, 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 Lot No. 11 on the Plan of Farview, of record in Book 1835, page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 120 feet on the east side of Snow Avenue and runs back between lines 335.3 feet on the north line and 340.9 feet on the south line to a dead line in the rear on which is measures 120 feet.

Being the same property conveyed to Johnnie C. Allen and wife, Linda C. Allen by deed from Jewel L. Hunter, Jr. and wife, Juanita D. Hunter and James Edward Hunter and wife, Sue K. Hunter, dated December 8, 1976 and recorded on December 20, 1976 in Book 5098, page 559, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 944 Snow Avenue, Madison, TN 37115

(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. 91157
Witness our hands this 9th day of December, 2009.

Johnnie C. Allen

Johnnie C. Allen

Linda C. Allen

Linda C. Allen

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnnie C. Allen and wife, Linda C. 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 9th day of December, 2009.

Commission expires: 7-3-2012

STEPHEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

Notary Public