File No. 291100364

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100000903 DEEDWARR
Recvd: 01/06/10 08:54 2 pgs
Fees: 13.00 Taxes: 481.00
20100106-0001046

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Janel McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2009.

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 2-6-2010
(AFFIX SEAL)

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Hunter Allen Sr.	Primary Residential Mortgage	064120A720.00CO
(NAME) 720 Blue Brick Place	(NAME) 4750 West Wiley Post Way, Ste 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Salt Lake, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Knox A. Ownby, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Joseph Hunter Allen Sr. and wife, Jacquelyn Allen, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 720 of Fox Run Condominiums, Section Revision – Part of Sec. 2 and First Revision – Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Knox A. Ownby by Quitclaim Deed dated February 28, 1991 from Elders of Westvue Church of Christ Lewisburg, Tennessee as recorded in Book 8340, Page 648, Register's Office for Davidson County, Tennessee. For further chain of title, also see will of record in Will Book 171, Page 142, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 6250, Page 118, Register's Office of said County.

By-Laws as shown of record in Book 4966, Page 590 as amended in Book 5548, Page 852, Book 5896, Page 1 and Book 8510, Page 100, Register's Office for said County.

Charter of Fox Run Condominium Homeowner's Association as shown of record in Book 5208, Page 188, Register's Office for said County.

Master Deed of record in Book 5535, Page 713 as corrected in Book 5895, Page 516, Book 5936, Page 301 and amended in Book 6370, Page 817, Book 8510, Page 95, Register's Office for said County.

Easement to First Suburban Water Utility District as shown of record in Book 8035, Page 646, Register's Office for said County.

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, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 720 Blue Brick Place, Hermitage, TN 37076
(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 hands this 23rd day of December, 2009.

Knox A. Ownby 12/23/09

Knox A. Ownby

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Knox A. Ownby the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of December, 2009.

Commission expires: 9.2.2013

Tracey Trumphour

Notary Public

File Number: 291100364

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON