BILL GARRETT, Davidson County
Trans:T20110073686 DEEDWARR
Recvd: 11/21/11 14:01 2 pgs
Fees:13.00 Taxes:629.00
20111121-0091116

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Nov. 2011.

Notary Public
MY COMMISSION EXPIRES: 4-18-12

DAVID KIMBROUGH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
MATTHEW ROBERT ALLEN	New Owner	083-05-0/320.00
(NAME)	(NAME)	
1214 CALVIN AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, THE ESTATE OF RICHARD BAWCUM, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW ROBERT ALLEN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47 ON THE MAP OF BEAZLEY'S SUBDIVISION AS OF RECORD IN PLAN BOOK 2, PAGE 66, OF THE CHANCERY COURT AT NASHVILLE, SAID LOT NO. 47 FRONTS 50 FEET ON THE SOUTH SIDE OF CALVIN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD H. BAWCUM AND WIFE, WILLIE PAULINE BAWCUM, BY DEED RECORDED ON JULY 30TH, 1956 AND OF RECORD IN DEED BOOK 2548, PAGE 265, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RICHARD H. BAWCUM IS DECEASED. HIS DATE OF DEATH WAS MARCH 22, 2011. WILLIE PAULINE BAWCUM IS ALSO DECEASED. HER DATE OF DEATH WAS JUNE 24. 2004.

JUDITH DIANE BAWCUM IS THE EXECUTRIX OF THE ESTATE PURSUANT TO ORDER OF THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE IN DOCKET NO. 11P917.

This is improved property, known as 1214 CALVIN AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 16th day of Nov, 2011.

JUDY BAWCUM
EXECUTRIX OF THE ESTATE OF RICHARD H. BAWCUM

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JUDY BAWCUM, Executrix of The Estate of Richard H. Bawcum, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 16th day of Nov., 2011.

NOTARY PUBLIC
My commission expires: 9-18-12

