THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30453-02-2012** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Cari Tiesl Affiant Subscribed and sworn to before me this 12th day of March, 2012. Dana Delworth Notary Public My Commission Expires: 01/07/2013

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DANA DELWORTH

WARRANTY DEED

Address New Owner: Christopher C. Allison 4508 Idaho Avenue Nashville, TN 37209	**Send Tax Bills To:** Navy Federal Credit Union P.O. Box 3340 Merrifield, VA 22119-3340	**Tax Information:** Map and Parcel No.: 103 040 00700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lanny Tallyn Mize and wife, Stacie Elizabeth Mize**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher C. Allison** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

UNMARRIED

This is improved property located at 4508 Idaho Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120019736 DEEDWARR
Recvd: 03/19/12 14:18 4 pgs
Fees:23.00 Taxes:1295.00
20120319-0023246

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of March, 2012.

Lanny Tallyn Mize

Stacie Elizabeth Mize

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lanny Tallyn Mize and Stacie Elizabeth Mize**, 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, at office, this 12th day of March, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 409, Block 21, on the Plan of Charlotte Park Addition, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 409, Block 21, on the Plan of Charlotte Park Addition of record in Plat Book 57, Page 103, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lanny Tallyn Mize and Stacie Elizabeth Mize, husband and wife by Deed from Cole McGown aka Taylor C. McGown, II and wife, Amanda H. McGown of record at Instrument No. 20081105-0110197, Register's Office for Davidson County, Tennessee, dated October 31, 2008.

This conveyance is subject to any and all existing easements and restrictions as shown of record.