THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1269

BILL GARRETT, Davidson County
Trans:T20120032050 DEEDWARR
Recvd: 05/02/12 10:34 2 pgs
Fees:13.00 Taxes:424.58
20120502-0037503

Property Address:
705 Fox Ridge Drive, Brentwood, TN 37027
160-14-C-5CO

---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, **Whitney Allen and Husband Ryan Allen**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **John B. Allen and Alison Allen**, *Husband hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **City of Brentwood, County of Davidson**, State of Tennessee, to-wit:

*and wife

Land in Davidson County, Tennessee, being Unit 705 of Brentwood Trace Condominium, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee as shown on the Plat of Brentwood Trace Condominiums, Section Two of record in Book 5200, Page 376, and 377, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Earnest T. Felts and wife, Virginia Rader Felts, dated May 29, 2007, and recorded May 31, 2007, in the Register of Deeds for the City of Brentwood, County of Davidson, as Document No. 20070531-0064474.

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

GRANTOR does for Grantor and Grantor's 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 2012 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 [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 23rd day of April, 2012.

Whitney Allen {Seal}

Ryan Allen

STATE OF TENNESSEE
CITY OF BRENTWOOD, COUNTY OF DAVIDSON

On this the 23rd day of April, 2012, before me the undersigned officer, personally appeared Whitney Allen and Ryan Allen, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
Whitney Allen
Ryan Allen

Grantees' Name, Address, Phone:
John B. Allen and Alison Allen
705 Fox Ridge Drive
Brentwood, TN 37027

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $114,750.00

Subscribed and sworn before me this the 23rd day of April, 2012.

Affiant

(Affix Seal)

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN

My Comm. Expires
May 5, 2015

Notary Public