C-SRM
Box 49

BILL GARRETT, Davidson County
Trans:T20120040038 DEEDWARR
Recvd: 05/31/12 16:02 2 pgs
Fees:13.00 Taxes:547.60
20120531-0047320

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $148,000.00. Lisa M. Allen Affiant Subscribed and sworn to before me, this 31st day of May, 2012. Notary Public My Commission Expires: 09/03/2012

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires September 3, 2012

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Lisa M. Allen 320 Blackman Road Nashville, TN 37211	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	147-05-0-113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bobbie M. Langley, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lisa M. Allen, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Revised Plan of Caldwell Hall, Section I, as of record in Plat Book 2900, page 58, Register's Office for said County to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to James Langley and wife, Bobbie M. Langley, by deed from H. B. Hawkins and wife, Annie O. Hawkins, of record in Book 4046, page 508, dated August 11, 1966, said Register's Office. The said James Langley having since died on August 4, 1992.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2900, page 58, said Register's Office.

3. Perpetual Easement as set out in the Restrictive Covenants of record in Book 2929, page 117, as revised in Book 2997, page 93, said Register's Office.

This is improved property known as: **320 Blackman Road, Nashville, TN 37211.**

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of May, 2012.

Bobbie M. Langley

Bobbie M. Langley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobbie M. Langley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2012

(Seal)

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012