WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049029 DEEDWARR
Recvd: 07/03/12 11:22 2 pgs
Fees:13.00 Taxes:414.40
20120703-0058452

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: AUG 2 1 2012
(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public
At Large
ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Equity Trust Company, Custodian FBO Thomas Manche IRA	North American Savings Bank	06106001800
(NAME)	(NAME)	
	12498 South 71 Hwy	
(ADDRESS)	(ADDRESS)	
, TN	Grandview, MO 64030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Raymond e. Allen, Gayle M. Allen and Mark S. Allen, Successor Trustees of Jean P. Allen Revocable Living Trust Agreement dated February 22, 2008, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Equity Trust Company, Custodian FBO Thomas Manche IRA, an undivided 50% interest and Equity Trust Company, Custodian FBO Susan Anders IRA, an undivided 50% interest, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Robertson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Gra-Mar Acres, Section I, as of record in Book 2133, page 27, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Saunders Avenue, the common corner of Lots Nos. 145 and 146; thence westerly with the line between said two lots 118.9 feet to a point, the common rear corner of Lots Nos 146 and 147; thence northerly with the line between said two lots, 1150 feet to a point in the southerly margin of Broadmoor Drive; thence easterly with the margin of the same 120 feet to the beginning of a curve; thence southeasterly around said curve 39.27 feet to a point in the westerly margin of said Saunders Avenue; thence southerly with the margin of the same, 162.26 feet to the point of beginning.

Being the same property conveyed to Jean P. Allen, Trustee, Jean P. Allen Revocable Living Trust Agreement dated February 22, 2008 by deed from Jean P. Allen of record in Instrument Number 20080421-0040789, Register's Office, Davidson County, Tennessee. The said Jean P. Allen now being deceased and pursuant to the Memorandum of Trust of the Jean P. Allen Revocable Living Trust Agreement she named her children, Raymond E. Allen, Gayle M. Allen and Mark S. Allen, jointly, as Successor Trustees.

This conveyance is subject to restrictions of record in Book 2134, Page 54 and Book 2139, Page 65, said Register's Office.

This conveyance is subject to all matters on plan of record in Book 2133, Page 27, said Register's Office.

This conveyance is Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 4311 Saunders Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 6th day of June, 2012.

Raymond E. Allen, Sucessor Trustee

Gayle M. Allen, Successor Trustee

Mark S. Allen, Successor Trustee

STATE OF TENNESSEE

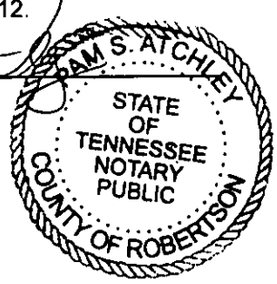
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond E. Allen, Gayle M. Allen and Mark S. Allen as Successor Trustees of the Jean P. Allen Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that they are the Successor Trustees of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at White House, Tennessee this 7th day of June, 2012.

My Commission Expires: 7-29-13

Notary Public



Return 3 Record:
Signature Title Services, LLC
117 Two Mile Pike
Goodlettsville, TN 37072