BILL GARRETT, Davidson County
Trans: T20120063938 DEEDWARR
Recvd: 08/27/12 13:39 2 pgs
Fees: 13.00 Taxes: 555.00

20120827-0076977

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, Tennessee 37027

**WARRANTY DEED**

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of August, 2012.

NOTARY PUBLIC

My commission expires: 7-7-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Travis Lane and Heather Day<br>1719 Welcome Lane<br>Nashville, TN 37216 | Same address as new owner | 073130175.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JASON T. ALLEN AND WIFE, RACHEL M. ALLEN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **TRAVIS LANE, AN UNMARRIED MAN, AND HEATHER DAY, AN UNMARRIED WOMAN,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 97, on the plan of Section 2, Henderson Gardens, of record in Plat Book 2900, page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made fo ra more complete and accurate description of said lot.

Being the same property conveyed to Jason T. Allen and wife, Rachel M. Allen, by Warranty Deed from Sarah J. Sweeney Wilson, unmarried, dated 7/9/2009, recorded 7/9/2009, of record in Instrument No. 20090709-0064136, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1719 Welcome Lane, Nashville, TN 37216.

This conveyance is made subject to all matters as shown on plan of record in Plat Book 2900, page 101; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of August, 2012.

**JASON T. ALLEN**

**RACHEL M. ALLEN**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jason T. Allen and Rachel M. Allen, 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 and seal, this the 21st day of August, 2012.

Notary Public

ARTRINNA D. MINNIS

Printed Notary Name

My commission expires: 7-7-2014

