THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12112450**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $188,000.00 Affiant Subscribed and sworn to before me, this 20th day of December, 2012. Notary Public My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Elizabeth E. Radford 7856 Highway 100 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 15600011000

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, **Allied Home Mortgage Corporation sometimes referred to as AllQuest Home Mortgage Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth E. Radford and Richard Radford, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a Parcel of Tract of land in the 9th Civil District, County of Davidson, Tennessee, to-wit: As described on a boundary Survey dated July, 1979, prepared by Turner Engineering Company Job No. 20-79 and further described according to a mortgage loan inspection by John Kohl and company, dated February 19, 1999, as follows:

Beginning at an iron pin in the Northerly right of way of State Highway 100, said iron pin being in the Southwesterly corner of Lot 8, as shown on said Turner survey; thence with the Northerly right of way of State Highway 100, having a right of way width of 66 feet, South 53 degrees 30 minutes West a distance of 150.00 feet to an iron pin; thence leaving said right of way and with the Easterly line of Lot 10 as shown on said Turner survey, N. 36 degrees W a distance of 291.00 feet to an existing iron pin; thence leaving the Easterly line of Lot 10 as shown on said Turner survey, N 150 feet, more or less, to an existing iron pin; thence with the Westerly line of J.E. Moore property South 35 degrees 58 minutes 11 second East a distance of 289.9 feet to the point of beginning.

Being the same property conveyed by Substitute Trustee's Deed from David M. Smythe, as the Substitute Trustee to Allied Home Mortgage Corporation as recorded on the 16th day of December, 2009 in Instrument No. 20091216-0114569 and Corrected Substitute Trustee's Deed as recorded on the 7th day of January, 2010 in Instrument No. 20100107-0001638, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Easement for Harpeth Valley Utilities, recorded in Book 8019, Page 174.

This is improved property located at 7856 Highway 100 Nashville TN, 37221.

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

BILL GARRETT, Davidson County
Trans:T20120097688 DEEDWARR
Recvd: 12/21/12 09:32 2 pgs
Fees:13.00 Taxes:695.60
20121221-0117743

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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2012.

Allied Home Mortgage Corporation sometimes referred to as AllQuest Home Mortgage Corporation

BY: _____
Jim C. Hodge, President

STATE OF Texas)

COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jim C. Hodge, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is president of Allied Home Mortgage Corporation sometimes referred to as AllQuest Home Mortgage Corporation, a Texas Limited Liability Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20th day of December 2012.

_____
Notary Public

My Commission Expires: 4.13.15

CYNTHIA PIZANA
MY COMMISSION EXPIRES
April 13, 2015