Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC.
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130020369 DEEDWARR
Recvd: 03/13/13 09:56 2 pgs
Fees:13.00 Taxes:832.50
20130313-0024871

WARRANTY DEED

****

Address New Owner:
Reggie H. Allen
4608 Benton Smith Road
Nashville, Tennessee 37215

Send Tax Bills To:
206 Red Allen Rd.
Brandon, Mississippi 39042

Map-Parcel
13111006300

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $225,000.00.

Marilyn Randolph
Affiant

Subscribed and sworn to before me this 11th day of March, 2013.

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

****

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee; and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **W. Clark Meredith** *("Grantor") by these presents does hereby transfer, sell and convey to **Reggie H. Allen, married** ("Grantee"), his heirs, successors and assigns, all his interest, right and title in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

* a single man

Land in Davidson County, Tennessee, being Lot No. 21 on the Plat of Section I, Seven Hills Subdivision, of record in Book 2133, pages 81 and 82, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot 21 fronts 181 feet on the East side of Benton Smith Road and runs back between lines, 236.5 feet on the South line and 228.5 feet on the North line to a deed line in the rear which is a broken line, measuring 207.8 feet thereon.

Being the same property conveyed to W. Clark Meredith by deed from The Meredith Family Limited Partnership of Loudon County, Tennessee, of record as Instrument No. 20100929-0077370, Register's Office for Davidson County, Tennessee, and

further being the same property conveyed to the Grantor herein by Warranty Deed from Elizabeth R. Mayton Spinney of record as Instrument No. 20011030-0118219 said Register's Office.

This conveyance is subject to all matters shown on the plat of record and real property taxes for 2013 and subsequent years.

This is improved property known as 4608 Benton Smith Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

AND Grantor does hereby covenant with the Grantee that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this document has been executed on this the 7th day of March, 2013.

GRANTOR:

W. Clark Meredith

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Clark Meredith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of March, 2013.

Patricia A. Conner
Notary Public

My Commission Expires: 8/23/2014

PATRICIA A. CONNER
NOTARY PUBLIC
STATE OF TENNESSEE
ANDERSON COUNTY