24733-8

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$20,000.00.** Anne M Allen Affiant Subscribed and sworn to before me, this the 8th day of March, 2013. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
John Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amos Allen **Anne Allen**	**Amos Allen**	**Map 082-12-0 Parcel 206-00**
128 McFerrin Ave.	**P.O. Box 62**	
Nashville, TN 37206	**Farmington, KY 42040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Corey Patton, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amos Allen and Anne Allen, as tenants by the entirety as to an undivided 67% interest (the "Entirety Interest"), and Nate Roach, unmarried, as to an undivided 33% interest (the "Individual Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 70 feet of Lots 51, 52, and 53, on the Plan of Neill S. Brown's Addition to East Nashville, as shown on plat of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said part of said lots adjoin and front together 150 feet on the easterly side of an alley and extend back between parallel lines 70 feet, more or less, to the rear on which it measures 150 feet.

Being the same property conveyed to Edward L. Patton, Jr. by Deed from Chris Flowers, of record in Instrument No. 20060726-0089770, Register's Office for Davidson County, Tennessee and further conveyed to Corey Patton by Quitclaim Deed from Edward L. Patton, of record in Instrument No. 20060908-0111411, and in Instrument No. 20130315-0026135, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Corey Patton, pursuant to a Power of Attorney executed by same on the 2nd day of March, 2013, of record in Instrument No. 20130315-0026136, Register's Office for Davidson County, Tennessee.

This is improved (____) Unimproved (__X__) property, known as **128 McFerrin Ave., Nashville, TN 37206**

BILL GARRETT, Davidson County
Trans:T20130021520 DEEDWARR
Recvd: 03/15/13 14:49 2 pgs
Fees:13.00 Taxes:74.00
20130315-0026137

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 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 my/our hand(s) this **8th** day of **March, 2013.**

Corey Patton by Allison Y. Patton Attorney-in-fact

Corey Patton by Allison Y. Patton, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of March, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allison Y. Patton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Corey Patton** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Corey Patton**, for the purpose therein contained, by signing the name of **Corey Patton,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **March, 2012.**

Notary Public

DIANA AUGIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-15-15