BILL GARRETT, Davidson County
Trans:T20130032884 DEEDWARR
Recvd: 04/22/13 13:59 2 pgs
Fees:13.00 Taxes:5920.00
20130422-0039835

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52408
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William C. Allen **Judson Allen** **5748 Hillsboro Pike** **Nashville, TN 37215**	New Owner

TAX MAP-PARCEL NUMBERS: 14400003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,600,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **B. Matthew Petcoff, as Trustee under Revocable Declaration of Trust of B. Matthew Petcoff, dated June 2, 2004,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William C. Allen and wife, Judson C. Allen,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Clarence T. Compton Subdivision of record in Book 3500, page 103, Register's Office for said County.

Said Lot No. 1 fronts 328.97 feet on the easterly margin of Hillsboro Road and extends back 387.9 feet on the northerly line and 556.8 feet on the southerly line to a dead line in the rear, measuring 274.4 feet thereon.

Being the same property conveyed to B. Matthew Petcoff, as Trustee under Revocable Declaration of Trust of B. Matthew Petcoff, dated June 2, 2004, by Warranty Deed from Cynthia Renee Bortscheller, married,

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 3500, page 103, said Register's Office.

This is improved property, known as: 5748 Hillsboro Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of April, 2013.

X _____ TRUSTEE

B. Matthew Petcoff, as Trustee under Revocable Declaration of Trust of B. Matthew Petcoff, dated June 2, 2004,

State of TENNESSEE

County of DAVIDSON

On this 19th day of April, 2013 , before me the undersigned authority, personally **appeared B. Matthew Petcoff, Trustee** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

_____ Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,600,000.00

_____ Affiant

Sworn and subscribed before me this the 19th day of April, 2013

My Commission Expires: 1-15-17

_____ Notary Public

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY