Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40

BILL GARRETT, Davidson County
Trans:T20130034395 DEEDWARR
Recvd: 04/26/13 09:36 2 pgs
Fees:13.00 Taxes:1032.30
20130426-0041564

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $279,000.00

Affiant

Sworn to and subscribed before me this 18th day of April, 2013.

Notary Public
My Commission Expires: 8-23-13

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Cameron Blake Allen Julie Allen	6112 Brentwood Chase Drive	Owner	
6112 Brentwood Chase Dr			160-16-0B-027.00 CO
Brentwood, TN 37027	Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Nine Thousand and 00/100 ($279,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Christopher D. Lee and wife, Tiana J. Lee,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Cameron Blake Allen and wife, Julie Allen,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Williamson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Brentwood Chase, Revision One, Section One of record in Book 9700, pages 936-941, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Christopher D. Lee and wife, Tiana J. Lee, by Warranty Deed from Royal LePage Relocation Services International, Inc., a Delaware Corporation, dated May 7, 2004, of record in Instrument No. 20040611-0069528, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1.) Taxes for the year 2013 a lien not yet due and payable.

2.) The Plan of Record in Book 9700, Page 936-941, said Register's Office.

3.) Easement for Stormwater Detention, of record in Book 11115, Page 284, said Register's Office.

4.) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11388, Page 52, Instrument # 20000531-0053798, # 20000831-

0086366, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only the extent that the covenant, condition or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 18th day of April, 2013.

Christopher D. Lee

Tiana J. Lee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, CHELSEA LEIGH BROWN, the undersigned, a Notary Public, in and for said State and County, **Christopher D. Lee and wife, Tiana J. Lee,** 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 at Franklin, Tennessee, this the 18th day of April, 2013.

NOTARY PUBLIC

CHELSEA LEIGH BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 30 MARCH 2015

My Commission Expires: 30 MARCH 2015