File 24954-8

BOX 14

Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Ruth See Schimmel	New Owner	
215 Jackson Boulevard		Map and Parcel
Nashville, TN 37205		11610007800

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William C. Allen and wife, Judson C. Allen** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Ruth See Schimmel** (The "Grantee"), its successors and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly one-half of the Westerly 105 feet of Lot No. 14 and the Northerly one-half of the Easterly 60 feet of Lot No. 15 on the Plan of A.M. Bransford's Subdivision of Lots Nos. 29 thru 34 and Lot No. 45 in First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 105 feet on the Southerly side of Jackson Boulevard and extends back 179 ½ feet, more or less, on the Easterly line and 186 feet on the Westerly line to a dead line which measures 105 feet.

Said part of Lot No. 15 fronts60 feet on the Southerly side of Jackson Boulevard and extends back 186 feet on the Easterly line and 190.2 feet, more or less, on the Westerly line to a dead line which measures 60 feet.

Being the same property conveyed to William C. Allen and wife, Judson C. Allen by Warranty Deed from Stuart R. Reeve and wife, Linda C. Reeve, recorded on the 3rd day of August, 2009 in Instrument Number 20090803-0072438, said Register's Office for Davidson County, Tennessee.

This subject real property is commonly known as 215 Jackson Boulevard, Nashville, Tennessee 37205.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. All matters shown on the plat recorded in Plat Book 421, page 139, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contain in Book 332, page 88 and 89, Book 442, page 45 and Book 523, page 300, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me this 16 day of May, 2013.

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

Notary Public

My Commission Expires: 11-15-15

BILL GARRETT, Davidson County
Trans: T20130041574 DEEDWARR
Recvd: 05/20/13 08:21 2 pgs
Fees: 13.00 Taxes: 4070.00

20130520-0050290

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of May, 2013.

William C. Allen

Judson C. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William C. Allen and wife, Judson C. Allen with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of May, 2013.

Notary Public

My Commission Expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY