(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is **$80,000.00.** Affiant Subscribed and sworn to before me, this 17th day of May, 2013. Notary Public My commission expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130045510 DEEDWARR
Recvd: 05/31/13 13:13 3 pgs
Fees:18.00 Taxes:296.00
20130531-0055148

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Pamela J. Turner and James R. Turner	**New Owner**	**Map\Parcel: 43-4-0-38**
403 Keeton Avenue		
Old Hickory, TN 37138		

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

Leslie W. Allen and Anna M. Cox, as Co-Executors of the Estate of Myrtle Frances Allen and as Devisees, Leslie W. Allen, Individually and Heir-at-Law, and Anna M. Cox, Individually and as Heir-at-Law, and Alice Faye Hogan, Margaret Capps Barlow and Gerald Wayne Allen, as Devisees and Heirs-at-Law of the Estate of Myrtle Frances Allen HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pamela J. Turner and James R. Turner, Wife and Husband

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 Lot No. 23 on the unrecorded Plan of Scenic View Subdivision described according to a copy of a survey made by W. W. Turner Engineering Company dated September 14, 1946, as follows:

Beginning a point in the northeasterly margin of Keaton Avenue at the corner of Lots Nos. 16 and 23; thence with the line between said lots northeasterly 184.9 feet to the line of Lot No. 14; thence with the line between lots Nos. 14 and 23 and Lot No. 22 southeasterly 103 feet to a corner of Lot No. 24 thence with the line between Lots Nos. 23 and 24 southwesterly 175.9 feet to the northeasterly margin of Keaton Avenue; thence with the margin of the same northwesterly 109 feet to the beginning.

Being the same property conveyed to John. W. Allen and wife, Myrtle Frances Allen by deed from Charles A. Robertson and wife, Frances L. Robertson of record in Book 3840, Page 401, Register's Office for Davidson County, Tennessee, dated December 2, 1964 and recorded on December 10, 1964; Said John W. Allen having died March 31, 2000 and said Myrtle Frances Allen having died April 6, 2012. Also see Order in Instrument Number 20120723-0064164, dated June 27, 2012, recorded July 23, 2012 and Last Will and Testament of Myrtle Frances Allen of record in Instrument Number 20120723-0064165, Register's Office for Davidson County, Tennessee, dated April 27, 2000, recorded July 23, 2012. Also see Probate of the Estate of Myrtle Frances Allen, in The Seventh Circuit Court for Davidson County, Tennessee Probate Division, Case No. 12P-960.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 403 Keeton Avenue Old Hickory, TN 37138.

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 17 day of MAY, 2013.

Devisees of the Estate of Myrtle Frances Allen

BY: Leslie W. Allen
Leslie M. Allen, Co-Executor
W L.A.

By: Leslie W. Allen
Leslie M. Allen, Individually and
heir-at-law L.A.

By: Anna M. Cox
Anna M. Cox, Co-Executor

By: Anna M. Cox
Anna M. Cox, Individually and
heir-at-law

By: Alice Faye Hogan
Alice Faye Hogan, heir-at-law

By: Margaret Capps Barlow by Leslie W. Allen her attorney in fact
Margaret Capps Barlow, heir-at-law, by
Leslie M. Allen, her Attorney-in-Fact
W. L.A.

By: Gerald W. Allen
Gerald Wayne Allen, heir-at-law

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of May, 2013, before me personally appeared **Leslie M. Allen, Co-Executor and as Individually and heir-at-law** to me known to be the person (s) described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed. MARW

Witness my hand and official seal.

Notary Public

My Commission Expires: 4-25-16

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of May, 2013, before me personally appeared **Anna M. Cox, Co-Executor and as Individually and heir-at-law** to me known to be the person (s) described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 4.25.2016

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of May, 2013, before me personally appeared **Alice Faye Hogan, heir-at-law** to me known to be the person (s) described in and who executed the foregoing instrument and ~~who acknowledged~~ the execution of the same to be his free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 4.25.2016

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Leslie M. Allen** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Margaret Capps Barlow,** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Margaret Capps Barlow,** and is authorized by her to execute this instrument on her behalf.

This the 17 day of May, 2013.

Notary Public

My Commission Expires: 4.25.16

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of May, 2013, before me personally appeared **Gerald Wayne Allen, heir-at-law** to me known to be the person (s) described in and who executed the foregoing instrument ~~and who~~ acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 4.25.16

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016

File #: **130123AW**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027