ADDRESS NEW OWNERS and
SEND TAX BILLS:

Barbara A. Allen
259 Harbor Village Drive
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
34 - 7 - A - 69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **BARBARA S. IHRIG,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **BARBARA A. ALLEN,** hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, described as follows:

BEING Lot No. 51 on the Plan of Harbor Village, Phase IV, of Townhomes property line exhibit, Revision I, a horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 20030723-0102986, which revives and amends in Instrument No. 20030611-0080857, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Barbara S. Ihrig, married, by deed recorded December 28, 2004 in Instrument No. 20041228-0152884, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 259 Harbor Village Drive, Madison, Tennessee 37115.

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

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20130051402 DEEDWARR
Recvd: 06/18/13 15:35 2 pgs
Fees:13.00 Taxes:629.00
20130618-0062383

Executed on this 14 day of June, 2013.

Barbara S. Ihrig
BARBARA S. IHRIG

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, BARBARA S. IHRIG, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 8/10/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

Barbara S. Ihrig
AFFIANT

Subscribed to and sworn before me, this the 14 day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 8/10/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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