WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130069982 DEEDWARR
Recvd: 08/14/13 12:03 2 pgs
Fees:13.00 Taxes:455.10

20130814-0085351

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $123,000.00.

Affiant

Subscribed and sworn to before me this 29th day of July

Notary Public
My Commission expires: 5/3/15
(Affix Seal)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anna F. Allen	New Owner	096-16-0-032.00
3331 Percy Priest Drive		
Nashville, Tn 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ***Jessica Lavender, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anna F. Allen, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*William Lavender joins in this conveyance to convey any and all marital interest he may have in and to said property.

Being Lot No. 31 on the plan of Hickory Bend, Section 5, of record in Book 3600, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica L. Thomas*, unmarried, by deed from Boyd E. Pickens, Jr. and wife, Wanda L. Pickens, on February 26, 2007, of record in Instrument Number 20070228-0024617, page , Register's Office for Davidson County, Tennessee.

***Jessica L. Thomas n/k/a Jessica Lavender, married.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3600, page 45, Register's Office Davidson County, Tennessee.

This is improved property known as: **3331 Percy Priest, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 29, 2013.

Jessica Lavender

William Lavender

STATE OF TENNESSEE
COUNTY OF DAVISDSON

* & William Lavender

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jessica L. Thomas, unmarried** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained. TA'

WITNESS my hand and Official Seal at office this July 29, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122