WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,800.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of August, 2013.

Notary Public

(Affix Seal)

My Commission Expires: 10-28-15

BRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20130140

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William Henry Allen, II	SAME	162.13-0-120.00
108 Vickey Court		
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Beard and wife, Katina Beard**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William Henry Allen, II, a married man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 64 on the Plan of Section Two-A, Monte Carlos, of record in Book 4955, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael Beard, unmarried and Katina Milner, unmarried, as joint tenants with right of survivorship from Dale Hire by Warranty Deed dated August 15, 2000 and recorded September 7, 2000 in Instrument #20000907-0088395, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 108 Vickey Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20130075926 DEEDWARR
Recvd: 09/03/13 13:45 2 pgs
Fees:13.00 Taxes:435.86
20130903-0092549

Witness my/our hand(s) this 28th day of August, 2013

Michael Beard

Katina Beard

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Michael Beard Katina Beard, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 28th day of August, 2013.

Notary Public
My Commission Expires: 6-28-15

