BILL GARRETT, Davidson County
Trans:T20130095555 DEEDWARR
Recvd: 11/08/13 10:08 2 pgs
Fees:13.00 Taxes:1184.00
20131108-0115982

PREPARED BY ~~(AND RETURN TO)~~:

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53014
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Newton Allen Burkley Allen 144 46th Avenue North Nashville, TN 37209	New Owner

TAX MAP-PARCEL NUMBERS: 103-04-0-110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$320,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Thomas Fuson and wife, Gayle Fuson, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Newton Allen and Burkley Allen, husband and wife, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the north half of Lots Nos. 11 and 12 on Block 3 on the Plan of Sylvan Park Subdivision, of record in Book 332, Page 104, said Register's Office.

BEGINNING at a point in the East margin of 46th Avenue, North, said beginning point being 80 feet north of the northeast corner of 46th Avenue, North and Utah Avenue; thence running at right angles easterly, along the north line of the property heretofore conveyed to Marie Ridge, 110 feet to a point in the east line of Lot 11; thence at right angles north along the line dividing Lots 10 and 11, 80 feet to the south margin of an alley; thence at right angles west along the south margin of said alley 110 feet to the east margin of 46th Avenue, North; thence at right angles south along the east margin of 46th Avenue, North 80 feet to the point of beginning.

Being the same property conveyed to Thomas Fuson and wife, Gayle Fuson, as joint tenants, by Warranty Deed from Lacey E. Argo, n/k/a Lacey E. Fuson, joined by her husband, Joseph Fuson, dated October 30, 2006, recorded January 11, 2007 in Instrument No. 20070111-0004704, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 332 Page 104, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 144 46th Avenue North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2013.

Thomas Fuson

Gayle Fuson

State of TENNESSEE

County of DAVIDSON

On this 30th day of October, 2013 , before me the undersigned authority, personally appeared Thomas Fuson Gayle Fuson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE R. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Sworn and subscribed before me this the 30 day of October, 2013

Notary Public

My Commission Expires: _____

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

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