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

NEW OWNER:

John Burton Allen, Jr.
624 Granwood Blvd.
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 13-1078

Map/Parcel: 063 16-0-B 100.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130095570 DEEDWARR
Recvd: 11/08/13 10:22 2 pgs
Fees:13.00 Taxes:508.75
20131108-0115997

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Seven Thousand Five Hundred and 00/100 Dollars ($137,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILSON JONES, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN BURTON ALLEN, JR., an unmarried man,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445, and by an amendment to change name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wilson Jones, an unmarried person by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, recorded on the 19th day of August, 2013 in Instrument No. 20130819-0086765, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as: 624 Granwood Blvd., Old Hickory, TN, 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **October, 2013**.

WILSON JONES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WILSON JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 28th day of **October, 2013**.

NOTARY PUBLIC

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ 137,500.00 .

AFFIANT

Sworn to and subscribed to before me 31 day of **October, 2013**.

NOTARY PUBLIC

My commission expires: 6/15/14

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN