WARRANTY DEED

R-KW-14-2729

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Allen and Kendra Allen	**New Owner**	
(NAME)	(NAME)	
906 Halcyon Avenue		**118-07-0-024.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOHN ANTHONY GIANSANTE, JR, MARRIED, AND ANGELA G. SIMON, MARRIED, AND MERRIE G. SMITH, MARRIED, AND EVA G. PARKS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN ALLEN AND KENDRA ALLEN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Berrywood of record in Plat Book 1835, Page 24, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 78 feet on the westerly side of Bransford Avenue and runs back 150 feet on the north line and 150.4 feet on the south line to a dead line measuring 91.8 feet thereon.

Being the same property conveyed to John A. Giansante and wife, Lillian K. Giansante by deed from L.E. Gupton and wife, Florence B. Gupton of record in Book 3643, page 583, Register's Office for Davidson County, Tennessee, dated October 22, 1963 and recorded on October 23, 1963. (Value or consideration shown in aforementioned deed $12,300.00.) Being also known as 2729 Bransford Avenue Nashville, TN 37204. The said John A. Giansante having since died on December 13, 1999. The said Lillian K. Giansante having since died on January 31, 2014, leaving a Last Will and Testament, Docket No. 14P195, in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 24, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2729 Bransford Avenue, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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:T20140037394 DEEDWARR
Recvd: 05/29/14 10:16 2 pgs
Fees:13.00 Taxes:1150.70
20140529-0046084

Witness my/our hand(s) this the 27th DAY OF MAY, 2014.

John A. Giansante Jr
John Anthony Giansante, Jr

Angela G. Simon by Eva Parks as Attorney In Fact
Angela G. Simon by Eva Parks as
Attorney In Fact

Merrie G. Smith by Eva Parks as Attorney In Fact
Merrie G. Smith by Eva Parks as
Attorney In Fact

Eva G. Parks
Eva G. Parks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ANTHONY GIANSANTE, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2014.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVA G. PARKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2014.

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-9-16
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eva Parks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANGELA G. SIMON AND MERRIE G. SMITH and who acknowledged she executed the same as the free act and deed of the said ANGELA G. SIMON AND MERRIE G. SMITH.

Witness my hand and official seal, this the 27th of May, 2014.

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-9-16
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212