Box 29

BILL GARRETT, Davidson County
Trans:T20140048710 DEEDWARR
Recvd: 07/08/14 15:30 2 pgs
Fees:13.00 Taxes:444.00
20140708-0060164

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES:
File No. G14-9248D

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin Michael Lennon (NAME)	First American Real Estate Tax Svc. Escrow Bill Receipt Dept. (NAME)	62-2-A-72 CO
2607 Paddle Wheel Drive (STREET ADDRESS)	8435 North Stemmons Fwy. (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Dallas, TX 75247 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Darnell Mills, now Allen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Michael Lennon and wife, Darby Allyson Lennon**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 61-A on the plan of RIVER TRACE ESTATES, PHASE 1, SECTION 1, as shown by plat of record in Plat Book 6250, Page 996-997, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Darnell Mills, married from Gordon T. Scheffler and wife, Violet Scheffler, by Deed dated August 11, 2005, as Instrument No. 20050819-0098919, in the Register's Office for Davidson County, Tennessee.

Darnell Mills is now unmarried and is now known as Darnell Allen.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6851, page 370, and Book 6982, page 747, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 996-997, Register's Office for Davidson County, Tennessee.

4. Flowage Easement as recorded in Book 2022, page 83, Register's Office for Davidson County, Tennessee.

5. Easement to Metropolitan Government for transmission lines as recorded in Book 3959, page 595, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.

7. Slope Easement as recorded in Book 7296, page 484, Register's Office for Davidson County, Tennessee.

8. TVA Transmission Line Easement as recorded in Book 1163, page 341, Register's Office for Davidson County, Tennessee.

9. Boundary Plat of record in Book 6250, page 995, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2607 Paddle Wheel Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 27th day of June, 2014.

Darnell Mills, now Allen

June 27, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 27th day of June, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066