WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 7, 2017

B-BR-14-3042

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)
Mark S. Allen and Wendy A. Allen	National Bank of Commerce	
(NAME)	(NAME)	
3042 Hillside Rd	1919 Cahaba Rd.	**060-08-0-072.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Birmingham, AL 35238	
(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 **CHARLES H. AVERY AND ELIZABETH ANN AVERY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK S. ALLEN AND WENDY A. 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 the northerly 45 feet on the southerly 210 feet of the westerly 200 feet of Lot No. 6 on the Map of E.A. Lindsley Subdivision on Dickerson Road of record in Plat Book 547, Page 144, said Register's Office, and being more particularly described as follows:

Said part of Lot No. 6 fronts 45 feet on the westerly side of Hillside Drive and extends back between parallel lines 200 feet to a fence line measuring 45 feet thereon.

Being the same property conveyed to Charles H. Avery and wife, Elizabeth Ann Avery by deed from Clyde Lawrence Phillips, Jr. and wife, Rebecca Phillips of record in Instrument No. 20050214-0016618 Register's Office for Davidson County, Tennessee, dated December 8, 2004 and recorded on February 14, 2005. (Value of consideration shown in aforementioned deed $55,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 144, Register's Office for Davidson County, Tennessee.
- Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits of record in Book 9901, Page 979, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20121022-0096572, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3042 Hillside Rd, Nashville, Tennessee 37207**.

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: T20140051322 DEEDWARR
Recvd: 07/17/14 10:28 3 pgs
Fees: 18.00 Taxes: 499.50
20140717-0063219

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Warranty Deed

BOX 10-A

Witness my/our hand(s) this the 10th DAY OF JULY, 2014.

Charles H. Avery

Elizabeth Ann Avery

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ FAYETTE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES H. AVERY, 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 10th of July, 2014.

Notary Public
My Commission Expires: 11/12/16
(SEAL)

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH ANN AVERY, 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 10th of July, 2014.

Notary Public
My Commission Expires: 11/12/16
(SEAL)

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

STATE OF GEORGIA
COUNTY OF FAYETTE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES H. AVERY, 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 10th of July, 2014.

Notary Public
My Commission Expires: 11/12/2016
(SEAL)

K A SLINGER
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Nov 12, 2016

STATE OF GEORGIA
COUNTY OF FAYETTE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH ANN AVERY, 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 10th of July, 2014.

Notary Public
My Commission Expires: 11/12/2016
(SEAL)

K A SLINGER
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Nov 12, 2016

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