Warranty Deed

BILL GARRETT, Davidson County
Trans: T20140058959 DEEDWARR
Recvd: 08/12/14 10:14 2 pgs
Fees: 13.00 Taxes: 828.80
20140812-0072568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $224,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2014.

Notary Public

My commission expires: 8/16/14

JANE GRACE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Carter Allen	Farmington Mortgage	
1531 Douglas Ave.	2002 Richard Jones Rd, Suite 300A	072-14-0-230.00
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER C. KING, UNMARRIED, AND JORDAN TAYLOR, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERROD CARTER ALLEN, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 62 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition, of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher C. King, unmarried and Jordan Taylor, unmarried, as Tenants in Common with Rights of Survivorship by deed from Martin L. Pharris, unmarried, of record in Instrument No. 20121217-0116183, Register's Office for Davidson County, Tennessee, dated December 12, 2012 and recorded on December 17, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1531 Douglas Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of August, 2014.

Christopher C. King

Jordan Taylor

STATE OF ALABAMA
COUNTY OF Tuscaloosa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher C. King and Jordan Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of August, 2014.

Notary Public Gretchen D. Thomas

My Commission Expires
My Commission Expires: April 3, 2017

GRETCHEN D. THOMAS NOTARY PUBLIC STATE AT LARGE