THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1458

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allen & Company Property Managment, LLC 1438 Kittrell Road Franklin, TN 37064	Allen & Company Property Management, LLC 1438 Kittrell Road Franklin TN 37064	052160A05200CO

BILL GARRETT, Davidson County
Trans:T20140080419 DEEDWARR
Recvd: 10/24/14 15:08 2 pgs
Fees:13.00 Taxes:92.50
20141024-0098451

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2014.

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Thomas Smith Jr., an unmarried man, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Allen & Company Property Managment, LLC, a Tennessee Limited Liability Company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. F-52, of Neely's Bend Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed; Reference is hereby made to the plat of Neely's Bend Condominium, of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Thomas Smith, Jr. by Warranty Deed from Christy Boner, unmarried, dated April 4, 2006, recorded April 6, 2006, of record in Instrument No. 20060406-0039998, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1301 Neelys Bend Rd F-52, Madison, TN 37115**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **October, 2014.**

GRANTOR(S)

Thomas Smith Jr.

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Thomas Smith Jr.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **15th** day of **October, 2014.**

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Notary Public
My Commission Expires: