WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2014

Notary Public

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140085628 DEEDWARR
Recvd: 11/13/14 11:03 2 pgs
Fees:13.00 Taxes:259.00
20141113-0104713

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donald H. Fields	NEW OWNER	Parcel ID:
1322 Buckhead Trail		063040A05300CO
Mount Juliet, TN 37122		

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 hereby acknowledged, we

Verda H. Allen, Trustee U/A/D May 27, 1993 of the Allen Joint Revocable Living Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Donald H. Fields and wife, Tiffany B. Fields
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. 114, Phase Four, Cleveland Hall, as shown on plat of record in Instrument 20080201-0010505, in the Register's Office, Davidson County, Tennessee, prepared by Kevin L. Birdwell, RLS No. 1797, Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, TN 37206, dated May 14, 2007, revised May 31, 2007, July 31, 2007, and September 13, 2007, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joe D. Allen and Verda H. Allen, Trustees U/A/D May 27, 1993 of the Allen Joint Revocable Living Trust, by deed from Cleveland Hall, LLC, of record in Instrument 20090202-0008515, said Register's Office, dated January 29, 2009. The said Joe E. Allen died February 3, 2011.

This conveyance is subject to Restrictions and By-Laws of record in Book 11725, Page 76, amended in Instrument 20050307-0024504; Instrument 20051202-0144894; Instrument 20060113-0005680; Instrument 20071220-0146113; Instrument 20080208-0013290; Instrument 20081014-0103112; Instrument 20120912-0082762; and Book 11725, Page 110, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20080201-0010505, said Register's Office; (3) Sanitary Sewer Easement in Book 8006, page 677, said Register's Office; (4) Public Utility Easement in Book 7844, Page 242, said Register's Office; (5) Easement to Bell South Telecommunications in Book 11725, Page 325, said Register's Office; (6) Easement to Cumberland Utility District in Book 7994, Page 173, and Book 8068, Page 524, said Register's Office.

The signature of Verda H. Allen is signed by her duly appointed Agent and Attorney-in-Fact, Jeffrey J. Allen, pursuant to the Power of Attorney of record in Instrument 20141113-0104712, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 1573 Stokley Lane, Old Hickory, TN 37138

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. 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.

Witness my hand this 12th day of November, 2014.

Verda H. Allen, Trustee U/A/D May 27,
1993 of the Allen Joint Revocable Living
Trust

Verda H Allen Trustee by Jeff Allen POA

By: Verda H. Allen, Trustee
By: Jeffrey J. Allen, as Agent and
Attorney-in-Fact

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, Jeffrey J. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Verda H. Allen, Trustee U/A/D May 27, 1993 of the Allen Joint Revocable Living Trust as her Agent and Attorney in Fact as the free act and deed of the within named Verda H. Allen, Trustee U/A/D May 27, 1993 of the Allen Joint Revocable Living Trust.

Witness my hand and official seal at Nashville, Tennessee the 12th day of November, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.