Prepared by: STATE OF TENNESSEE
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

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

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20140094439 DEEDWARR
Recvd: 12/17/14 12:48 2 pgs
Fees: 13.00 Taxes: 1110.00
20141217-0115419

07-1411-85852

Address of New Owner:	Send Tax Bills to:	Tax Information
Randall Allen	Magna Bank	146-10-0-066.00
5044 Ragland Drive	6525 Quail Hollow Rd #300	
Nashville TN 37220	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Maurice George Holland and wife, Rosie Lee Holland, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Random Q. Allen and Gina R. Allen, husband and wife, hereinafter called the Grantees, their successors 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. 25, on the Plan of Ragland Estates, of record in Book 2663, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maurice George Holland and wife, Rosie Lee Holland by deed from George Jones and wife, Rebecca Graham Jones, dated October 28, 1988, recorded November 3, 1988, of record in Book 7695, Page 854, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5044 Ragland Drive, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of December, 2014.

Maurice George Holland

Rosie Lee Holland

Maurice George Holland

Rosie Lee Holland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maurice George Holland and Rosie Lee Holland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 15th day of December, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016