BILL GARRETT, Davidson County
Trans:T20140094809 DEEDWARR
Recvd: 12/18/14 11:06 2 pgs
Fees:13.00 Taxes:895.40
20141218-0115859

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of December, 2014, by and between William C Allen and Barbara B Allen, husband and wife, party of the first part, and Scott Foote and Jami Foote, husband and wife and Richard B. Lewis, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot Number 313 on the Plan of Section One Apple Valley as shown on plat of record in Instrument Number 20020809-0096488 and Surveyor's Certificate of Correction of record in Instrument Number 20021203-0148635, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for am ore complete description.

Being all or part of the same property conveyed to William C. Allen and Barbara B. Allen, by virtue of that certain Warranty Deed dated December 21, 2005, at Instrument No. 20051228-0155534 in the amount of $269,900.00 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in 20020724-0088783 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

William C Allen

Barbara B Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, William C Allen and Barbara B Allen, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of December, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Scott Foote and Jami Foote Richard B. Lewis 609 Applejack Ct. Antioch, TN 37013
Tax Parcel No	182120A03100CO
Property Address:	609 Applejack Ct Antioch, TN 37013
MAIL TAX BILLS TO:	SWBC Mortgage Corporation 9311 San Pedro #100 **San Antonio, TX 78216**
Firm File #:	20140849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $242,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of December, 2014.

Notary Public

My Commission Expires:_____

DAVID HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016