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THIS INSTRUMENT PREPARED BY:
JAMES L. SMITH, ATTORNEY AT LAW
315 WEST MAIN STREET, SUITE 112
HENDERSONVILLE, TN 37075

MAP, GROUP, PARCEL, NUMBER -- 34-10-86

BILL GARRETT, Davidson County
Trans:T20140094898 DEEDWARR
Recvd: 12/18/14 13:46 3 pgs
Fees:18.00 Taxes:259.00
20141218-0115987

WARRANTY DEED

NEW OWNER:
Terra N. Cliburn
Cody Reed West
425 Atlantic Avenue
Madison, TN 37115

SEND TAX BILL TO:
SAME

STATE OF TENNESSEE - COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00.

Lula M. Allen
AFFIANT

Subscribed and sworn to before me this 9 day of Dec., 2014.

JAMES L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 8-27-2018

My Commission Expires
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Lula M. Allen, Grantor, has this day bargained and sold and does hereby convey and quitclaim unto Terra N. Cliburn, a single person and Cody R. West, a single person, as tenants in common with right of survivorship, the Grantees, all the estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land situated in the 10th Civil District of said County and State in the Village of Edenwold, Tennessee, and more particularly described as follows:
>
> Being Lot No. 11 in Block No. 3 in a subdivision known as Edenwold Center a plat of which is on file in the Register's Office for Davidson County, Tennessee in Plan Book 421, page 128.
>
> And further, the western portion of Lot No. 12, Block 3, Edenwold Center Subdivision. Said westerly portion herein conveyed fronts 11 feet on Atlantic Avenue and runs back 100 feet between parallel lines to an alley. The within described property is immediately east and adjoining Lot No. 11.
>
> Being the same property conveyed to Lula Allen, of record as instrument number 20141119-0106494, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all improvements thereon and all appurtenances, title and interest thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance, unless otherwise herein set out, and I do further covenant and bind myself, my 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 singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I, have hereunto set my hand on this the 9th day of Dec, 2014.

Lula M. Allen
LULA M. ALLEN

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared LULA M. ALLEN, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee this the 9th day of Dec., 2014.

James L. Smith
NOTARY PUBLIC

JAMES L SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 8-27-2018