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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001452 DEEDWARR
Recvd: 01/07/15 11:58 2 pgs
Fees:13.00 Taxes:508.75
20150107-0001721

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2015.

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron Management, Inc.	Aaron Management, Inc.	091070004.00
(NAME)	(NAME)	
732 Robert Burns Drive	732 Robert Burns Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jeannie R. Allen, and husband and Kenneth Randall Allen, Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron Management, Inc.,** 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. 1217, 1219 and the Easterly 10 feet of Lot No. 1221, of Block 39, on the Plan of No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for said County, to which reference is made for a more complete description.

Said Lot Nos. 1217, 1219 and the Easterly 10 feet of Lot No. 1221 front together 60.0 feet on the Northerly margin of Pennsylvania Avenue and extend back between parallel lines, 150.0 feet to an alley.

Being the same property conveyed to Jeannie R. Ledford by deed dated June 9, 1999 from Home Sweet Homes, LLC. of record in Book 11524, Page 560, Register's Office for Davidson County, Tennessee. Thereafter the said Jeannie R. Ledford aka Jeannie R. Keel conveyed said property to Jeannie R. Keel by deed of record in Instrument No. 20090210-0011371. The said Jeannie R. Keel has since married and is known as Jeannie R. Allen.

Kenneth Randall Allen, Jr. joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Jeannie R. Allen.

unimproved ☐

This is improved ☑ property, known as 5308 Pennsylvania Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 6th day of January, 2015.

Jeannie R. Allen

Kenneth Randall Allen, Jr.

State of Tennessee
County of Davidson

Personally appeared before me Jeannie R. Allen and Kenneth Randall Allen, Jr., with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of January, 2015

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017
File No.: 15-Aaron