BILL GARRETT, Davidson County
Trans:T20150011188 DEEDWARR
Recvd: 02/12/15 14:44 2 pgs
Fees:13.00 Taxes:119.30
20150212-0013188

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
From information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Newton Allen Burkley Allen 3521 Byron Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-04-0-110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $32,243.66, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Newton Allen and Burkley Allen, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Adam Martin and Sarah Martin, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs, or successors, and assigns, a **forty percent (40%) interest in** a certain tract or parcel of land described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the north half of Lots Nos. 11 and 12 on Block 3 on the Plan of Sylvan Park Subdivision, of record in Book 332, page 104, said Register's Office.

Beginning at a point in the East margin of 46th Avenue North, said beginning point being 80 feet north of the northeast corner of 46th Avenue North and Utah Avenue; thence running at right angles easterly , along the north line of the property heretofore conveyed to Marie Ridge, 110 feet to a point in the east line of Lot 11; thence at right angles north along the line dividing Lots 10 and 11, 80 feet to the south margin of an alley; thence at right angles west along the south margin of said alley 110 feet to the east margin of 46th Avenue North; thence at right angles south along the east margin of 46th Avenue North 80 feet to the point of beginning.

Being a partial interest in the same property conveyed to Newton Allen and Burkley Allen, husband and wife, by Warranty Deed from Thomas Fuson and wife, Gayle Fuson, dated October 30, 2013 and recorded November 8, 2013 as Doc. No. 20131108-0115982, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to taxes for 2015 and subsequent years and the Plan, with Owner's Certificate, of record in book 332, page 104, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as: 144 46th Avenue North, Nashville, Tennessee 37209.

WITNESS THE EXECUTION HEREOF on ~~January~~ February 11, 2015.

Newton Allen **Burkley Allen**

State of Tennessee
County of Davidson

On ~~January~~ February 11, 2015, before me the undersigned authority, personally appeared **Newton Allen** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee
County of Davidson

On ~~January~~ February 11, 2015, before me the undersigned authority, personally appeared **Burkley Allen** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ 32,243.66.

Affiant

Sworn and subscribed before me on ~~January~~ February 11, 2015.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Wldoc: QC Deed QDoc