BILL GARRETT, Davidson County
Trans:T20150016124 DEEDWARR
Recvd: 03/04/15 16:10 2 pgs
Fees:13.00 Taxes:147.63
20150304-0019135

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1109

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Glenn Irvin Parker 1301 Neelys Bend Road, Unit F-52 Madison, TN 37115	New Owner	052160A05200CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$39,900.00**

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2015.

Notary Public

My Commission Expires: My Commission Expires MAR. 7, 2017
(Affix Seal)

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Allen & Company Property Management, LLC, a Tennessee Corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Glenn Irvin Parker,** 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 a certain condominium apartment known as Unit No. F-52, of Neely's Bend Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed; Reference is hereby made to the plat of Neely's Bend Condominium, of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Allen & Company Property Management, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Thomas Smith Jr., an unmarried man, dated October 15, 2014, recorded October 24, 2014, of record in Instrument No. 20141024-0098451, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1301 Neelys Bend Road, Unit F-52, Madison, TN 37115**

This conveyance is made subject to: (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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 our hands on the **3rd** day of **March, 2015**.

ALLEN & COMPANY PROPERTY MANAGEMENT, LLC,
a Tennessee limited liability company

By: _____
Jimmy E. Allen, Jr, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jimmy E. Allen, Jr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Member** of **Allen & Company Property Management, LLC,** the within named bargainor, a limited liability company, and that he as such **Managing Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Managing Member**.

Witness my hand and Official Seal this the **3rd** day of **March, 2015**.

_____
Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017