BILL GARRETT, Davidson County
Trans:T20150016714 DEEDWARR
Recvd: 03/09/15 10:24 3 pgs
Fees:18.00 Taxes:273.80
20150309-0019777

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Patricia H Bailey
Affiant

Subscribed and sworn to before me this 4th day of March, 2015.

Notary Public
My commission expires: 11/04/18

STATE OF TENNESSEE NOTARY PUBLIC BRIAN PAYNE WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patricia H. Bailey	Churchill Mortgage Corporation	119140A12400CO
2929 Selena Drive Unit J-124	761 Old Hickory Blvd., Suite 400	
Nashville, TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bradley Farris Allen, Thomas Earl Allen as tenants in common in fee simple absolute, and Faye Wade Allen, as to a life estate, devisees of the Estate of Rose Cagle, deceased**, hereinafter s referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Patricia H. Bailey, unmarried,** hereinafter called the Grantee, his successors 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 Unit No. 124 Building J on the plan of condominium site of Kingswood Condominium, of record in Book 5200, Page 520, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Sam Cagle and wife, Rose Cagle, by warranty deed from I.M.F.M., Inc. and R.C. Calligan dated October 4, 1991. Sam Cagle has since died on April 6, 2000 leaving Rose Cagle as the surviving tenant by the entirety

Further being the same property conveyed by quitclaim deed of record in Instrument No. 20090727-0069964 from Rose Cagle as surviving tenant by the entirety to Rose Cagle for purpose of clarifying record owner's name.

Rose Cagle has since died on January 17, 2014 with her estate being probated in the Seventh Circuit of Davidson County Tennessee (Probate Division) Docket No. 14P575. Pursuant to the Last Will and Testament of Rose Mary Wade Cagle, subject property was devised to Faye Wade Allen, as to a life estate, with a remainder to Bradley Farras Allen and Thomas Earl Allen as tenants in common. See Executrix Deed of record in Instrument No. 20150202-0009684, Davidson County Register of Deeds.

Rose Cagle and Rose Mary Wade Cagle is one and the same person. Bradley Farris Allen is one and the same person as Bradley Farras Allen

This is improved property known as 2929 Selena Drive, Unit J-124, Nashville, TN 37211.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4th day of March, 2015.

Bradley Farris Allen

Bradley Farris Allen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bradley Farris Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee (city/state), this 4th day of March, 2015.

Notary Public

My Commission expires: 11/04/18

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Thomas Earl Allen

Thomas Earl Allen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Earl Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee (city/state), this 4th day of March, 2015.

Notary Public

My Commission expires: 11/04/18

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Faye Wade Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Faye Wade Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN (city/state), this 4th day of March, 2015.

Notary Public

My Commission expires: 11/04/18

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY