(1) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150022630 DEEDWARR
Recvd: 03/27/15 14:18 2 pgs
Fees: 13.00 Taxes: 1267.25
20150327-0026701

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wade Matthew Allen and Brooke Allen, husband and wife	F&M Bank	171 08 0A 075.00CO
(NAME)	(NAME)	
1073 Beech Tree Lane	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Brentwood 37027	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifty-Nine Thousand And No/100 Dollars ($359,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **David L. Revell and Diana B. Revell, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wade Matthew Allen and Brooke Allen, husband and wife**, 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, TN, being Lot No. 75 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David L. Revell and Diana B. Graham Revell, husband and wife by Quitclaim Deed from Barry S. Dice and wife, Jennifer S. Dice dated April 14, 1997 and recorded April 17, 1994 in Book 10419, Page 948 in said Register's Office for Davidson County, Tennessee. Futher being the same property conveyed to David L. Revell and Diana B. Revell, husband and wife, by Quitclaim Deed from David L. Revell and Diana B. Revell, formerly known as Diana B. Graham Revell, husband and wife, dated July 14, 2003 and recorded July 23, 2003 in Instrument No. 200307230102734, Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1073 Beech Tree Lane, Brentwood, TN 37027

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, has 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 our hands this 23rd day of March, 2015.

David L Revell

David L. Revell

Diana B. Revell

Diana B. Revell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David L. Revell and Diana B. Revell, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of March, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-150225