# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024775 DEEDWARR
Recvd: 04/06/15 09:59 2 pgs
Fees:13.00 Taxes:754.80

20150406-0029326

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Vicie Annette Allison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2015

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Earl Deen<br>Marietta J. Deen | OWNER | 142130C10400CO |
| (NAME) | (NAME) | |
| 8814 Sawyer Brown Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (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, **Lonny Neal Allison Jr. and Vicie Annette Allison, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Earl Deen and Marietta J. Deen,** 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 Unit No. 8814, together with the carport designated No. 8814-C, n River Plantation, Section Eleven, Phase 2, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 2, Condominium Apartments recorded in Book 9700, page 748, said Register's Office, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11156, page 361, the plat of which is of record in Plat Book 9700, page 748, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Herschel Gaddes and wife, Margaret R. Gaddes by deed from Pamela G. Wells, unmarried, of record in Instr. No. 20060725-0089492, Register's Office for Davidson County, Tennessee. The said Margaret R. Gaddes died on October 29, 29012. The said Herschel Gaddes having since died and Vicie Annette Allison and Dorothy Karen Ewing, the duly appointed Executrixes of the Estate of Herschel Gaddes, having full authority to execute the Executor's Deed to **Lonny Neal Allison, Jr. and wife, Vicie Annette Allison** pursuant to the terms of the Last Weill and Testament of Herschel Gaddes admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-431, filed for record in Instrument No. 20140423-0034170, said Register's Office..

unimproved ☐

This is improved ☑ property, known as 8814 Sawyer Brown Road, Nashville, TN 37221
(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 3rd day of April, 2015.

Lonny Neal Allison Jr.

Vicie Annette Allison

State of Tennessee
County of Williamson

Personally appeared before me Lonny Neal Allison Jr. and Vicie Annette Allison, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the bargainors, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of April, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2015-025