BILL GARRETT, Davidson County
Trans:T20150027051 DEEDWARR
Recvd: 04/10/15 14:59 2 pgs
Fees:13.00 Taxes:1542.90
20150410-0031906

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0279

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of March, 2015

Notary Public
Commission Expires: 1/18/16

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cassie E. Means 4608 Benton Smith Road Nashville, TN 37215	Metropolitan Bank 3500 Lakeland Dr., Ste. 501 Flowood, MS 39232	131-11-0-063.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Reggie H. Allen, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cassie E. Means

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 Lot No. 21 on the Plat of Section I, Seven Hills Subdivision, of record in Book 2133, Pages 81 and 82, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

SAID Lot No. 21 fronts 181 feet on the east side of Benton Smith Road and runs back between lines, 236.5 feet on the south line and 228.5 feet on the north line to a dead line in the rear which is a broken line, measuring 207.8 feet thereon.

BEING the same property conveyed to Reggie H. Allen, married, by Warranty Deed from W. Clark Meredith, a single man, dated 3/7/13 and recorded 3/13/13 in Instrument Number 20130313-0024871, Register's Office for Davidson County, Tennessee.

Cathy Allen, spouse of Grantor, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4608 Benton Smith Road, Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of March, 2015.

Reggie H. Allen by Cathy Allen, Attorney in fact

Reggie H. Allen
By: Cathy Allen, Attorney in fact

Cathy Allen

Cathy Allen

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 24th day of March, 2015, before me personally appeared Cathy Allen, to me known to be the person who executed the foregoing instrument on behalf of Reggie H. Allen as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Reggie H. Allen.

Witness my hand and official seal at Nashville Tennessee, this 24th day of March, 2015.

Notary Public

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Cathy Allen

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2015.

Notary Public
My Commission Expires: 1/18/16

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

(Notary Seal)