Return To: 15-0175
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150045905 DEEDWARR
Recvd: 06/10/15 14:26 2 pgs
Fees:13.00 Taxes:906.50
20150610-0054928

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1154**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/05/2015**, by and between **Rufus Evans,** parties of the first part, and **Robert L. Allen, married and Matthew R. Allen, as joint tenants** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the plan of Wills-Sharpe and Crutcher's Addition, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rufus Evans by Deed from Samuel R. Pierce, Jr. Secretary of Housing and Urban Development, of Washington, D.C. dated June 10, 1988, of record in Book 7572, Page 777, Register's Office for Davidson County, Tennessee.

This property has never been martial residence.

This conveyance is made subject to: All existing Easements and Restrictions of record

Parcel ID # **08204008900**
- ☒ Improved OR **1013 North 5th Street, Nashville, TN 37207**
- ☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Rufus Evans

Rufus Evans

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 **Rufus Evans** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 5th day of June, 2015..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Robert L. Allen and Matthew R. Allen**

and Address: **1013 North 5th Street, Nashville, TN 37207**

Mail tax bills to,

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$245,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 5th day of June, 2015..

Tonya Thomas

Notary Public

My Commission Expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: