BILL GARRETT, Davidson County
Trans:T20150046672 DEEDWARR
Recvd: 06/12/15 09:54 2 pgs
Fees:13.00 Taxes:579.05
20150612-0055709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June, 2015.

NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mark S. Allen and Wendy Allen 230 Beverly Drive Madison, TN 37115	National Bank of Commerce 1919 Cahaba Road Birmingham, AL 35223	051-03-0-016.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

GEORGE R. CANTRELL, SUCCESSOR TRUSTEE OF THE NIXON P. WEBB AND AUDEAN C. WEBB JOINT REVOCABLE LIVING TRUST AGREEMENT

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MARK S. ALLEN AND WENDY ALLEN, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled the Map of Blair Heights Subdivision, Section III, of record in Book 2133, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 46 fronts 164 feet on the easterly side of Beverly Drive and runs back between parallel lines 244 feet to a dead line.

Being the same property conveyed to NIXON P. WEBB AND WIFE, AUDEAN G. WEBB, by deed from HUBERT L. BAKER AND WIFE, MARILYN A. BAKER, of record in Book 4251, page 366, dated July 12, 1968, said Register's Office. Being further conveyed to NIXON P. WEBB AND WIFE, AUDEAN C. WEBB, TRUSTEES U/A/D JUNE 27, 1996 OF THE WEBB JOINT REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST, by Quitclaim Deed from NIXON P. WEBB AND WIFE, AUDEAN G. WEBB, of record in Book 10100, page 789, dated June 27, 1996, said Register's Office. Both Nixon P. Webb and Audean G. Webb are deceased. George R. Cantrell will serve as Successor Trustee.

This improved property is known as 225 Beverly Drive, Madison, TN 37115.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 10 day of June, 2015.

George R Cantrell Successor Trustee

George R. Cantrell, Successor Trustee of the
Nixon P. Webb and Audean C. Webb Joint
Revocable Living Trust Agreement

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, George R. Cantrell, Successor Trustee of the Nixon P. Webb and Audean C. Webb Joint Revocable Living Trust Agreement, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of June, 2015.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

