WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053133 DEEDWARR
Recvd: 07/01/15 13:50 2 pgs
Fees:13.00 Taxes:1332.00
20150701-0063765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Hunt	SAME	
(NAME) 4652 Chalmers Drive	(NAME)	13114004200
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LUCILLE O. ALLEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN HUNT, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 210 on the Plan of Section One, Tynewood Estates, of record in plat Book 2900, page 88, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jerome A. Webber and wife, Lucille Webber by deed from Haury & Smith Contractors, Inc., of record in Book 3135, page 331, Register's Office for Davidson County, Tennessee. Jerome A. Webber died, vesting title solely in Lucille Webber as the surviving tenant by the entirety. Lucille Webber remarried and is now known as Lucille O. Allen.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 2900, page 88, said Register's Office; and (c) restrictive covenants of record in Book 3069, page 572, said Register's Office.

Betty Owens Hunt is executing this deed on behalf of Lucille O. Allen pursuant to Power of Attorney of record in Instrument No. 20150625-0061139, said Register's Office.

This is unimproved _ improved x property, known as 4652 Chalmers Drive, Nashville, TN 37215
(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 hand this 30 day of June, 2015.

Lucille O. Allen

LUCILLE O. ALLEN by Betty Owens Hunt

BY: BETTY OWENS HUNT, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30 day of June, 2015, before me personally appeared Betty Owens Hunt, to me known to be the person who executed the foregoing instrument on behalf of Lucille O. Allen and acknowledged that she executed the same as the free act and deed of Lucille O. Allen.

Witness my hand and official seal at Nashville, Tennessee this 30 day of June, 2015.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public