BILL GARRETT, Davidson County
Trans:T20150065264 DEEDWARR
Recvd: 08/06/15 11:12 2 pgs
Fees:13.00 Taxes:74.00
20150806-0078367

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 20,000.00

Jessica N Brooks
Affiant

Subscribed and sworn to before me, this 3rd day of August, 2015.

Andrea R Bishop
Notary Public

My commission expires: 3/20/18

ANDREA R. BISHOP NOTARY PUBLIC STATE OF TENNESSEE SEVIER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FEN RE Holdings, LLC	**FEN RE Holdings, LLC**	**09206015900**
3028 Batavia Street	**5533 Kendall Drive**	
Nashville, TN 37209	**Nashville, TN 37209**	

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 ACKNOWLEDGE, WE,

Fred A. Allen et ux, Christine Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FEN RE Holdings, LLC, a Tennessee Liability Company

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:

BEING the westerly parts of Lots Nos. 1, 2, 3, and 4, of Block "A", on the Map of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for said County.

SAID parts of lots front 50 feet, more or less on the northerly side of Batavia Street, formerly Zollicoffer Street, and run back between lines, 113 feet, more or less on the easterly line and 111 feet, more or less on the westerly line, along the easterly margin of 31st Avenue North, to the southerly line of Lot No. 5, measuring 50 feet thereon.

Being the same property conveyed to Fred A. Allen et ux, Christine Allen from Pamela Holman, unmarried by Warranty Deed dated 12/15/2009, and recorded 12/16/2009 in Instrument No. 20091216-0114649, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (___) unimproved (_X_) property known as 3028 Batavia Street, Nashville, TN 37209.

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 in 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 hand(s) this 3rd day of August, 2015.

Fred A. Allen

Christine Allen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Fred A. Allen and Christine Allen, the within named Grantor(s), 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, at office, this 3rd day of August, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY