THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150067535 DEEDWARR
Recvd: 08/12/15 15:32 2 pgs
Fees:12.00 Taxes:721.50
20150812-0080876

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00.

Mary Sue Minter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 2015.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel V. Allen	Samuel V. Allen	MAP
220 Blackman Road	542 Owendale Drive	PARCEL 14706012300
Nashville, TN 37211	Antioch, TN 37013	
(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, WE, **Sadie Frances Hunter and Sherry Ann Thompson and Joe Edward Thompson, III**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel V. Allen**

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 all of Lot No. 10, on the plan of Section One (Revised), Caldwell Hall, as shown on plat appearing of record in Plat Book 2900, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe E. Thompson and wife, Doris A. Thompson by Warranty Deed dated 10/30/1971 from James E. McCoy, Jr. and wife, Charlotte C. McCoy of record in Book 4565, Page 626, Register's Office for Davidson County, Tennessee. The said Joe E. Thompson having predeceased his wife, Doris A. Thompson and the said Doris Thompson having since died testate on 02/17/2015 devising subject property to Sadie Frances Hunter, Sherry Ann Thompson and Joe Edward Thompson III as evidenced by the Last Will and Testament of Doris Thompson filed in Docket No. 15P547, in the Probate Court Clerk's Office for Davidson County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This property was not the marital residence for any of the Grantors

This is ( ) UNIMPROVED

(X) IMPROVED property known as **220 Blackman Road, Nashville, TN 37211.**

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 _____ hand( ) this the 11th day of August, 2015.

Sadie Frances Hunter by Brian Lynn Hunter, attorney in Fact
Sadie Frances Hunter by Bryan Lynn Hunter, Attorney-in-Fact

Sherry Ann Thompson
Sherry Ann Thompson

Joe Edward Thompson III
Joe Edward Thompson III

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Lynn Hunter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of **Sadie Francis Hunter** as her Attorney-in-Fact, as the free act and deed of the within named **Sadie Francis Hunter**.

Witness my hand and official seal this the 11th day of August, 2015.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherry Ann Thompson** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of August, 2015.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joe Edward Thompson, III** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of August, 2015.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public