Davidson County DEEDWARR
Recvd: 10/08/15 14:55 2 pgs
Fees:13.00 Taxes:592.00
20151008-0102909

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of October, 2015, by and between Idella M Lawrence, Trustee of The Music City Lands Trust, party of the first part, and Lashay Allen, unmarried woman, party of the second part.

WITNESS: That for and in consideration of One Hundred Sixty Thousand and no/100 Dollars ($160,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 FINAL PLAT, SECTION TWO, VANTAGE POINTE (FORMERLY NORTH FORTY), as shown on plat of record in Instrument No. 20060406-0040015, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Being a portion of property conveyed to Music City Lands Trust by Idella M. Lawrence, Trustee, by virtue of that certain Warranty Deed dated April 1, 2015, at Instrument No. 20150406-0030038 in the amount of $108,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Danny Lassiter by virtue of Quit Claim Deed dated August 17, 2011 at Instrument No. 20110818-0063943 in the amount of $10.00 in the said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Idella M. Lawrence Trustee of the Music City Land Trust.

Idella M Lawrence, Trustee of The Music City Lands Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Idella M Lawrence, Trustee of The Music City Lands Trust, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of October, 2015.

CRYSTAL SANTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires:

Property Owner & Address: Lashay Allen

1421 Good Night Court
Nashville, TN 37207

Tax Parcel No 041030A09300CO

Property Address: 1421 Good Night Ct
Nashville, TN 37207

MAIL TAX BILLS TO: Lashay Allen

1421 Good Night Court
Nashville, TN 37207

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $160,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of October, 2015.

CRYSTAL SANTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires:

Certificate of Authenticity

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY