WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086247 DEEDWARR
Recvd: 10/09/15 10:51 2 pgs
Fees:13.00 Taxes:307.10
20151009-0103117

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2015

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Robin Waller and Brandy George	New Owners	49-214
(NAME)	(NAME)	
529 Green Lane	525 Green Ln.	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152105

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/we, **Michael Ray Allen, Sr. and wife, Wanda Faye Allen**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robin D. Waller and Brandy S. George, as tenants in common,** 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 Lot No. 7 on the Plan of Green Lane Garden Homes Subdivision, not of record, described according to a survey made by Peter Myers, dated April 20, 1946, as follows:

Beginning on the southerly margin of Green Lane at the corner of Lots Nos. 6 and 7, being 2233.5 feet west of the center line of Ewing Road; thence with the line between the said two lots South 12 degrees 15' East 799.5 feet; thence South 77 degrees 40' West 100 feet to the corner of Lots No. 7 and 8; thence with the line between said two lots North 12 degrees 15' West 799.5 feet to the southerly margin of Green Lane; thence with said Lane, North 77 degrees 40' East 100 feet to the beginning.

Included in the above but excluded therefrom is that portion of said land conveyed to the State of Tennessee by deed from James D. Delk and wife, Mary Evelyn Delk, of record in Book 7076, page 268, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point of intersection of the north boundary of the Temphis Corporation property and the east boundary of the Ronald E. Hunt, etux property; thence with said east boundary North 08 degrees 08 minutes 32 seconds West 67.00 feet; thence North 81 degrees 01 minutes 09 seconds East 100.01 feet to a point in the west boundary of the Melvin G. George property; thence with the said west boundary South 08 degrees 08 minutes 32 seconds East 68.00 feet to a point in the Temphis Corporation property north boundary; thence with the said north boundary South 81 degrees 35 minutes 31 seconds West 100.00 feet to the point of beginning and containing 0.155 acres.

Being part of the same property conveyed to Michael Ray Allen, Sr. and wife, Wanda Faye Allen by deed from James D. Delk and wife, Mary Evelyn Delk, dated April 12, 2011, of record in Instrument No. 20110414-0028978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easement for ingress and egress of record in Book 7076, page 268, Register's Office for said County; and (b) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7492, page 540, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 529 Green Lane, Whites Creek, TN 37189
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 5th day of October, 2015

Michael Ray Allen, Sr.

Wanda Faye Allen

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Ray Allen, Sr. and wife, Wanda Faye Allen, 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, at office, this 5th of October, 2015.

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires:

My Commission Expires 9.18.17