THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32638-08-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 2nd day of October, 2015. Notary Public My Commission Expires: 4/24/18

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: William Hardison 8004 Settlers Way Nashville, TN 37221	**Send Tax Bills To:** Peoples Home Equity Inc 150 N Seven Oaks Knoxville, TN 37922	**Tax Information:** Map and Parcel No.: 126 15 0 A 002 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chad C. Allen and wife, Sara Nicole Allen**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Hardison, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 8004 Settlers Way, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150091989 DEEDWARR
Recvd: 10/28/15 15:52 3 pgs
Fees:18.00 Taxes:925.00
20151028-0109874

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of October, 2015.

Chad C. Allen

Sara Nicole Allen

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Chad C. Allen and Sara Nicole Allen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phase One, Boone Trace at Biltmore, as of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Chad C. Allen and wife, Sara Nicole Allen, by deed dated May 12, 2008 from Brian S. Blankenship and wife, Amy R. Blankenship of record in Instrument No. 20080515-0050209, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 126 15 0 A 002 00CO.
2. Restrictive covenants contained in an instrument of record in Book 7265, page 657, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Boone Trace of record in Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Boone Trace Homeowners Association, Inc. of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 667, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 470, Register's Office for Davidson County, Tennessee. (Boundary)
7. Easement for a cable television system of record in Book 9665, page 420, Register's Office for Davidson County, Tennessee.
8. Easement for overhead lines of record in Book 8992, page 62, Register's Office for Davidson County, Tennessee.