BILL GARRETT, Davidson County
Trans:T20160003108 DEEDWARR
Recvd: 01/13/16 08:47 2 pgs
Fees:13.00 Taxes:4070.00
20160113-0003437

THIS INSTRUMENT PREPARED BY:
STEPHEN S. BOWDEN
ATTORNEY AT LAW
111 EAST COMMERCE STREET OFFICE
LEWISBURG, TN 37091
931/359-6238

FOR IDENTIFICATION ONLY:
Map 147 Group 16-0 Parcel 202.00
Office of Davidson County, TN Assessor of Property
Property Address: 5015 Nolensville Pike, Nashville, TN 37211

WARRANTY DEED FROM: **PAMELA ROBERTS ALLEN, TRUSTEE FOR THE SPJ TRUST DATED OCTOBER 18, 2007**

TO: **CHRISTOPHER G. BEGGIN AND WIFE, WENDYA. BEGGIN**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration, I, the undersigned, **PAMELA ROBERTS ALLEN, TRUSTEE FOR THE SPJ TRUST DATED OCTOBER 18, 2007**, have this day bargained and sold, and do hereby sell, transfer and convey unto **CHRISTOPHER G. BEGGIN AND WIFE, WENDY A. BEGGIN,** their heirs and assigns in fee simple, all my right, title, and interest and to the following described realty located in the First (1st) Civil District of Davidson County, Tennessee, to-wit:

Beginning at a point in the westernly margin of Nolensville Road, said point being the southwest corner of the Humbolt Oil tract of record in Book 3097, page 92, said Register's Office, thence with the westerly margin of said road South 7 degrees 52 minutes 30 seconds East 204.18 feet to an iron pin; thence leaving said road South 88 degrees 36 minutes 11 seconds West 149.13 feet to a point said point being the Southwest corner of this tract and the Southeast corner of Tract 1 described in the aforementioned survey, thence with the easterly margin of Tract 1 North 7 degrees 52 minutes 30 seconds West 211.16 feet to a point in the southwest corner of said Humbolt Oil Tract; thence South 88 degrees 44 minutes 55 seconds East 150.08 feet to the point of beginning, containing 0.71 acres, more or less.

Being the same property conveyed to Pamela Roberts Allen, Trustee for The SPJ Trust dated October 18, 2007, by Quitclaim Deed from SPJ Realty, LLC, dated October 2, 2015, as of record in Instrument No. 20151002-0100704, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any existing easement for roads, rights of way or utilities which may have affect the property.

2. Subject to Restrictions of record in Book 1323, Page 129, Register's Office for Davidson County, Tennessee.

Grantees shall take possession of the above described realty with delivery of this deed.
The 2015 real estate taxes shall be prorated.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.

The GRANTOR covenants that she is lawfully seized and possessed of the granted realty and has a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTOR will forever warrant and defend the title thereto unto the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand this 14 day of December, 2015.

Pamela Roberts Allen, Trustee
PAMELA ROBERTS ALLEN, TRUSTEE FOR
THE SPJ TRUST DATED OCTOBER 18, 2007

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **PAMELA ROBERTS ALLEN, TRUSTEE FOR THE SPJ TRUST DATED OCTOBER 18, 2007,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of December, 2015.

D.D. Delk
NOTARY PUBLIC My Commission expires 5/7/18.

DAVID D. DELK
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the value or consideration of this conveyance is $ 1,100,000.00.

Wendy Beggin
Affiant

Sworn to and subscribed before me this 14 day of December, 2015.

D.D. Delk
NOTARY PUBLIC My Commission expires 5/7/18.

DAVID D. DELK
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Name and Address of Owners and Persons Responsible for Payment of Real Property Taxes:
Christopher G. Beggin et ux,
Wendy A. Beggin

1033 Shoreham St.
Murfreesboro, TN 37130