BILL GARRETT, Davidson County
Trans:T20160029962 DEEDWARR
Recvd: 04/13/16 11:15 2 pgs
Fees:13.00 Taxes:173.90
20160413-0035352

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1442

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allen & Company Property Management, LLC 635 Sneed Road Franklin, TN 37064	Allen & Company Property Management, LLC 635 Sneed Road Franklin, TN 37064	147-3-B-33.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $47,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2016.

Notary Public

My Commission Expires: 5/27/2019
(Affix Seal)

Amelia Swanson Williamson County Notary Public State of Tennessee

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Belvin W. Cox,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Allen & Company Property Management, LLC, a Tennessee Limited Liabilty Company,** 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:

Barbara N. Cox joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

Unit No. D-2, Southern Hills Condominium, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6594, page 502; as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as forth in Exhibit to said Master Deed.

Being the same property conveyed to Belvin W. Cox by Warranty Deed from James Anthony Johnson, dated February 5, 1990, recorded February 6, 1990, of record in Book 8040, page 861, Register's Office for Davidson County, Tennessee.

This is Improved property located at: **370 Wallace Road D2, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **12th** day of **April, 2016.**

GRANTOR(S)

Belvin W. Cox

Belvin W. Cox

Barbara N. Cox

Barbara N. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Belvin W. Cox and Barbara N. Cox** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **12th** day of **April, 2016.**

Amelia Swanson
Notary Public
State of Tennessee
Williamson County

Notary Public
My Commission Expires: 5/27/2019