	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2016. Notary Public MY COMMISSION EXPIRES: 9/25/19

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
LAUREN E. SWINT&CHRISTOPHER HALL	New Owner	034-03-0/049.00
(NAME) 200 TWIN HILLS DRIVE	(NAME)	
(ADDRESS) MADISON, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160064036 DEEDWARR
Recvd: 07/26/16 09:21 2 pgs
Fees:13.00 Taxes:499.50
20160726-0076626

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, JOHN R. ALLEN, JR. AND MARY SUSAN ALLEN, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAUREN E. SWINT, AN UNMARRIED WOMAN AND CHRISTOPHER M. HALL, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 113 ON THE PLAN OF SHEPHERD HILL, SECTION III, AS OF RECORD IN BOOK 2900, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF PAULA DRIVE, AT THE COMMON CORNER OF LOTS 113 AND 114; THENCE NORTHEASTERLY WITH SAID DRIVE, 168 FEET; THENCE IN AN EASTERLY DIRECTION AROUND A CURVE, 40.98 FEET TO A POINT IN THE SOUTHWESTERLY MARGIN OF TWIN HILLS DRIVE; THENCE ALONG SAID DRIVE, IN A SOUTHEASTERLY DIRECTION 201.61 FEET TP TJE CORNER OF LOTS 112 AND 113; THENCE ALONG THE LINE BETWEEN SAID LOTS, SOUTHWESTERLY 206.6 FEET TO A CORNER OF LOTS 113 AND 114; THENCE NORHTWESTERLY WITH THE LINE BETWEEN SAID LOTS, 225 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN R. ALLEN AND WIFE, MARY K. ALLEN, BY WARRANTY DEED FROM THOMAS M. MOORE AND WIFE, BARBARA J. MOORE, RECORDED ON MAY 10, 1967 IN BOOK 4129, PAGE 563, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (NO CONSIDERATION LISTED ON DEED)

SAID MARY K. ALLEN IS DECEASED. HER DATE OF DEATH WAS FEBRUARY 10, 2013 LEAVING JOHN R. ALLEN HER SOLE HEIR TO THE PROPERTY.

JOHN R. ALLEN IS NOW DECEASED. JOHN R. ALLEN DIED ON OCTOBER 30,

2015 LEAVING HIS CHILDREN, JOHN R. ALLEN, JR. AND MARY SUSAN ALLEN, AS THE SOLE HEIRS TO THE PROPERTY PURSUANT TO THE LAST WILL AND TESTAMENT OF RECORD IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION) IN DOCKET NO. 15P-1858.

JOHN R. ALLEN AND JOHN RAYMOND ALLEN, SR. ARE ONE AND THE SAME PERSON.

This is improved property, known as 200 TWIN HILLS DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 22nd day of July, 2016.

JOHN R. ALLEN, JR.

MARY SUSAN ALLEN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JOHN R. ALLEN, JR. AND MARY SUSAN ALLEN, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 22nd day of July, 2016.

NOTARY PUBLIC
My commission expires: 9/25/19

