Davidson County	DEEDWARR
Recvd: 11/16/16 11:44	4 pgs
Fees:23.00 Taxes:703.00	
20161116-0120857	

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter & Patterson **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33322-10-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	The actual consideration or value, whichever is greater, for this transfer is: $190,000.00 Affiant Subscribed and sworn to before me this 14th day of November, 2016. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John L. Hinton 716 Spence Enclave Lane Nashville, TN 37210	Everett Financial 14801 Quorum Dr, Ste 300 Dallas, TX 75254	Map and Parcel No.: 094-16-0E-021.00-CO

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, **Judson M. Allen and wife, Amanda Allen, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Judson M. Allen** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John L. Hinton, a single man** ("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 improved property located at 716 Spence Enclave Lane, Nashville, TN 37210

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11 day of November, 2016.

Judson M. Allen

Amanda 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, **Judson M. Allen and Amanda 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 11 day of November, 2016.

Notary Public

My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit Number 21 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842, Instrument Number 20061213-0153595 and Instrument Number 20080222-0017508, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Judson M. Allen by Warranty Deed from R. J. York Homes, LLC of record in Instrument No. 20080326-0030459 Register's Office for Davidson County, Tennessee, dated March 24, 2008 and recorded on March 26, 2008.

This conveyance is made subject to:

1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061115-0141672, as amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915, and Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee.

2. Storm Water Detention Agreement of record in Instrument Number 20051219-0151715, in the Register's Office for Davidson County, Tennessee.

3. Exception to Easement of record in Instrument Number 20060210-0016418 and Instrument No.

   20060210-0016420, in the Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement of record in Instrument Number 20080409-0035677, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Water and Sanitary Sewer of record in Instrument Number 20091022-0097490, in the Register's Office for Davidson County, Tennessee.

6. Easement for Electric Power Line granted to Tennessee Electric Power Company of record in Book 437, Page 45, Book 2026, page 616, and Book 437, page 54, in the Register's Office for Davidson County, Tennessee.

7. Easement for electric power transmission lines granted to United States of America of record in Book 1814, Page 597, and Book 1814, page 594,, in the Register's Office for Davidson County, Tennessee.

8. Easement for Water Mains of record in Book 722, Page 271, in the Register's Office for Davidson County Tennessee.

9. Slope Easement of record in Book 5015, Page 699 and Book 5451, Page 769, in the Register's Office for Davidson County, Tennessee.

10. Easement for right-of-way of Lebanon Pike granted to State of Tennessee of record in Book 2704, Page 419, in the Register's Office for Davidson County, Tennessee.

11. Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor) of record in Book 7672, Page 112, in the Register's Office for Davidson County, Tennessee.

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 656, in the Register's Office for Davidson County, Tennessee.

13. Drainage Easement of record in Book 5451, Page 769, in the Register's Office for Davidson County, Tennessee.

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).