WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028637 DEEDWARR
Recvd: 04/05/17 09:45 2 pgs
Fees:13.00 Taxes:1890.70
20170405-0033231

R-VRES-17-2510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda B. Allison and Clay D. Allison	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
2510 Baker Station Road	**6100 TOWER CIRCLE**	**007-00-0-066.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD DENNISON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA B. ALLISON AND CLAY D. ALLISON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ABOUT 5 MILES NORTH OF GOODLETTSVILLE, EAST OF MANSKERS CREEK MAIN PRONG, N.E. CORNER OF W.C. GREER FARM, BOUNDED ON THE SOUTH BY W.C. GREER, ON THE EAST BY V.C. WAKEFIELD, ON THE NORTH BY A.B. ANDERSON ON THE WEST BY ALF POWELL AND BY LOU CONNELL AND CONTAINING 8 ACRES, MORE OR LESS (11.38 ACRES ACCORDING TO METRO MAPPING DIVISION.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY CUMMINGS & CUMMINGS, SURVEYORS AND CONSULTANTS, AUGUST 19, 1970, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF BAKER STATION ROAD AT THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO R.P. ROBINSON, OF RECORD IN BOOK 4044, PAGE 631; THENCE WITH SAID ROAD, NORTH DEG. EAST 675.41 FEET TO AN IRON PIN, J.A. CRAWFORD, JR. SOUTHERLY LINE: THENCE WITH HIS LINE AND RAY Q. EDENTON'S LINE, NORTH 89 DEG. 50 MIN. EAST 675 FEET TO AN IRON PIN, JOHN W. TISDALE'S NORTHWESTERLY CORNER THENCE WITH TISDALE WESTERLY LINE SOUTH 1 DEG. 29 MIN. EAST 711 FEET TO AN IRON PIN, R.P. ROBINSON'S NORTHEAST CORNER: THENCE WITH HIS NORTHERLY LINE, NORTH 87 DEG. 5 MIN WEST 775 FEET TO THE POINT OF BEGINNING AND CONTINUING 11.40 ACRES, MORE OR LESS.

Being the same property conveyed to Richard Dennison by Warranty deed from T. Faye Sloan of record in Instrument No. 20050509-0052267 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on July 9, 2005.

This conveyance is subject to:
- Taxes for the year 2017 and therafter a lien not yet due and payable.
- Driveway Easement of record in Instrument Number 20000201-0010183, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2510 Baker Station Road, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 31st DAY OF MARCH, 2017.

Richard Dennison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD DENNISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212