(1)

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $283,000.00.

Affiant

Subscribed and sworn before me this the 11th day of May, 2017.

Notary Public
My commission expires: 03-08-21

BILL GARRETT, Davidson County
Trans:T20170040510 DEEDWARR
Recvd: 05/12/17 09:10 2 pgs
Fees:13.00 Taxes:1047.10
20170512-0047139

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher Bush 204 Wauford Drive Nashville, TN 37211	SunTrust Mortgage, Inc Payment Processing P. O. Box 79041 Baltimore, MD 21279-0041	147-06-0-024.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN C. ALLEN AND CHRISTINE R. ALLEN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER BUSH AND CAROLINE BUSH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Section One, Revised, Caldwell Hall of record in Plat Book 2900, Page (s) 57 through 59, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Allen and Christine R. Allen, husband and wife by Warranty deed from Joel R. Hawkins and wife, Martha Ann Hawkins of record in Instrument No. 20140512-0040544 Register's Office for Davidson County, Tennessee, dated May 08, 2014 and recorded on May 12, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 204 Wauford Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns, and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 11th day of May, 2017.

John C. Allen

Christine R. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John C. Allen and Christine R. Allen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2017.

My commission expires:
9-10-2018

Notary Public

DAVIDSON COUNTY
BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC