NEW OWNER:

The Allen Revocable Living Trust
1809 Graybar Lane
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0566 FR

Parcel 117-11-0S-001.00-CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 8639 **DEEDWARR**
10/04/2017 03:56:37 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00

20171004-0102060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Four Hundred Fifty Thousand and 00/100 Dollars** (**$1,450,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **1809 GRAYBAR LANE LLC, a TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JARED SCOT ALLEN AND AMY MARIE ALLEN, TRUSTEES OF THE ALLEN REVOCABLE LIVING TRUST U/T/A DATED MAY 15,2012** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Graybar Estates, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160712-0071067 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Susie L. Ching Lin and spouse, Jian Huang by Warranty deed from Albert M. Lucas, Jr. Dean B. Lucas, Robert S. Lucas, Kristy L. Edwards, Monica Lucas, Forrest Daniel Edwards and Lauren Michelle Edwards of record in Instrument No. 20050330-0034637 Register's Office for Davidson County, Tennessee, dated March 29, 2005 and recorded on March 30, 2005.

Being a portion of the same property conveyed to 1809 Graybar Lane, LLC, a Tennessee limited liability company by Warranty deed from Susie I. Ching Lin and spouse, Jian Huang of record in Instrument No. 20160712-0071066 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 12, 2016.

Being improved property also known as 1809 Graybar Lane, Unit A, Nashville, TN 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **September, 2017**.

1809 GRAYBAR LANE LLC, a Tennessee Limited Liability Company, by Nathan Lyons, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is a Member of, **1809 Graybar Lane LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 15th day of **September, 2017**.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

DAVIDSON COUNTY JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is $ **1,450,000.00** .

Danielle Imbaratto
AFFIANT

Sworn to and subscribed to before me this 15th day of **September, 2017**.

Sarah Alsup
NOTARY PUBLIC

My commission expires: 10/20/20

SARAH ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY