RETURN WARRANTY DEED TO:
The Law Office of Robert J. Notestine III
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

File Number 17-10-15547
Box 26B

Bill Garrett Davidson County
Batch# 33138 DEEDWARR
12/05/2017 09:03:08 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20171205-0123706

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Laura Ellis, Trustee of Main Street Trust	New Owner	09504024400
P.O. Box 160730		
Nashville, TN 37216		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, J. Gary Allen and Teryl P. Allen, husband and wife, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Laura Ellis, Trustee of the Main Street Trust (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING a Parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located east of McGavock Pike and south of Lebanon Pike (US. Highway 70N) being Lot No. 2 on the Plan of the Resubdivision of part of Lot Nos. 4 and 5, J. W. Vaughn and Ellis Brothers Subdivision of the Arch Harper Home Place, as of record in Book 7900, page 252, Register's Office for Davidson County, Tennessee .

TOGETHER with the right to use and enjoy with Grantor, her Successors and assigns as owners of Lot 3 on the Plan of the Resubdivision of part of Lot Nos. 4 and 5, J. W. Vaughn and Ellis Brothers Subdivision of the Arch Harper Home Place, as of record in Book 7900, page 252, R.O.D.C. (as described in survey by Barge, Waggoner, Sumner and Cannon, File 7470-02, January 17, 1991), a joint perpetual ingress and egress easement lying across property to the west of the property described above (said Lot No. 2) as shown on the survey made by Barge, Waggoner, Sumner and Cannon dated January 6, 1982, and as set forth in an Easement of record in Book 2496, page 492, Register's Office for Davidson County, Tennessee.

Barge, Waggoner, Sumner and Cannon
162 Third Avenue, North
Nashville, Tennessee 37201
(615) 254-1500
Survey #7470-02, January 17, 1991

Being the same property conveyed to J. Gary Allen and spouse, Teryl P. Allen by Special Warranty Deed from Mary C. Freeman, of record in Book 8323, page 658, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2525 C Lebanon Pike, Nashville, Tennessee 37214.

This conveyance is subject to the following:
1. Taxes for the year 2018 for Davidson County, Tennessee.

2. All matters as disclosed on plat of re-subdivision of Lot Nos. 4 and 5 J. W. Vaughn and Ellis Brothers Subdivision of the Arch Harper Homeplace of record in Book 7900, page 252, said Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 8323, page 663, said Register's Office for Davidson County, Tennessee.
4. Ingress and Egress easement as set out in vesting deed of record in Book 8323, page 658, said Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 2496, page 492; as mended in Book 3945, page 210 and book 8194, page 710, said Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 2903, page 509, said Register's Office for Davidson County, Tennessee.
7. Overflow Easement of record in Book 4654, page 474, said Register's Office for Davidson County, Tennessee.
8. Sanitary Sewer and Storm Drainage Easement of record in Book 4278, page 82 and Book 4281, page 243, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $1,100,000.00.
(
(
(Subscribed and sworn to before me
(this 30th day of November, 2017.
(
(My Commission Expires 1-6-19

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenants and binds, themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this _____ day of November, 2017.

J. Gary Allen

Teryl P. Allen

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 30th day of November, in the year 2017, before me the undersigned, personally appeared J. Gary Allen and Teryl P. Allen, husband and wife, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to this instrument, and acknowledged that they executed the foregoing instrument on behalf of said partnership for the purpose therein contained.

My Commission Expires: 1-6-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC