Karen Y Johnson Davidson County
Batch# 143957 DEEDWARR
09/21/2018 02:26:53 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180921-0093894

Prepared By
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1803

STATE OF TENNESSEE
COUNTY OF Davidson

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-CR-18-909

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS September 17, 2018

Notary Public
Commission Expires: 07/06/20

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Porter Allison et ux 909 North Graycroft Avenue Nashville, TN 37115	new owners	042-03-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bret C. Barker, an unmarried man, and Katie L. Barker, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William P. Allison and Carley Myers Chilton Allison, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Primrose Acres, of record in Plat Book 2663, Page(s) 106 and 107, 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 Bret C. Barker and wife, Katie L. Barker by Warranty Deed from Michael Smalling, individual, of record in Instrument No. 20160705-0068642, Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016. (Value of consideration shown in aforementioned Deed $221,000.00) Being also known as 909 North Graycroft Ave., Madison, Tennessee 37115

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 909 North Graycroft Avenue, Nashville, TN 37115

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the September 3, 2018.

Bret C. Barker

Katie L. Barker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of September, 2018.

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of September, 2018.

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: _____

(Notary Seal)