THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25317

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2018

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 167074 **DEEDWARR**
11/27/2018 10:47:33 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20181127-0115558

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Peterson	Jon Peterson	MAP
418 Fairfax Avenue	811 Timber Lane	PARCEL 104-10-0-144.00
Nashville, TN 37212	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Clara Allison, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Peterson and Jordan Lee, 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. 102 and the Easterly 40 feet of Lot No. 103 of the map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930.

Said lot No. 102 and part of Lot No. 103 front together 100 feet on the Northerly side of Fairfax or Jones Avenue and run back between parallel lines, with the Westerly margin of 32nd Avenue, South 200 feet to an alley.

Being the same property conveyed to Fred Allison, Jr. and wife, Clara K. Allison by Warranty deed from Roy W. Wunsch and Kathy L. Hooper, as joint tenants with the right of survivorship of record in Book 7353, page 353 Register's Office for Davidson County, Tennessee, dated September 15, 1987 and recorded on September 16, 1987.

Being the same property conveyed to Clara K. Allison by Quitclaim deed from Fred Allison, Jr. of record in Book 7536, page 751 Register's Office for Davidson County, Tennessee, dated April 20, 1988 and recorded on May 05, 1988.

Being the same property conveyed to Clara K. Allison, Trustee of the Clara K. Allison personal Residence Trust - 1994 by Quitclaim deed from Clara K. Allison of record in Book 9383, page 747 Register's Office for Davidson County, Tennessee, dated June 17, 1994 and recorded on June 21, 1994.

Being the same property conveyed to Robert Gardiner Allison and Rebecca Allison Parsley, Co-Trustees of the Allison Family Trust by Quitclaim deed from Clara K. Allison, Trustee of the Clara K. Allison personal Residence Trust - 1994 of record in Instrument No. 20070730-0089844 Register's Office for Davidson County, Tennessee, dated July 18, 2007 and recorded on July 30, 2007.

Being the same property conveyed to Fred Allison, Jr. by Trustee's Quitclaim deed from Robert Gardiner Allison and Rebecca Allison Parsley, Co-Trustees of the Allison Family Trust of record in Instrument No. 20131008-0105395 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on October 08, 2013.

Being the same property conveyed to Clara K. Allison, and my husband, Fred Allison, Jr., as tenants by the entireties by Quitclaim deed from Clara K. Allison of record in Instrument No. 20131008-0105396 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on October 08, 2013.

Being the same property conveyed to Clara K. Allison by Trustee's Quitclaim deed from Robert Gardiner Allison and Rebecca Allison Parsley, Co-Trustees of the Allison Family Trust of record in Instrument No. 20131008-0105404 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on October 08, 2013.

Being the same property conveyed to Fred Allison, Jr., and wife, Clara K. Allison. as tenants by the entireties by Quitclaim deed from Fred Allison, Jr. of record in Instrument No. 20131008-0105405 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on October 08, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **418 Fairfax Avenue, Nashville, TN 37212.**

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 do 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 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(s) this the 26th day of November, 2018.

Clara Allison

Clara Allison

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 26th day of November, 2018.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON