THIS INSTRUMENT PREPARED BY:
Southern Tennessee Title & Escrow, LLC
P.O. Box 310
Winchester, Tennessee 37398

Karen Johnson Davidson County
Batch# 205634 DEEDWARR
03/14/2019 08:38:21 AM 2 pgs
Fees: $13.00 Taxes: $314.50

20190314-0023305

TAX RESPONSIBILITY and OWNER:

Thomas McClanahan

6586 Burkitt Road

Cane Ridge, Tennessee 37013

Tax ID: Parcel: 15005001300

WARRANTY DEED

For a full and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, I, **Joe Thomas Allison, Jr.,** have this day bargained and sold and do hereby transfer and convey unto **Thomas McClanahan**, his heirs and assigns, certain real estate located in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No 143 on the Plan of Forest View Park Subdivision, Section 1, as of record in Book 3700, Page 109, Register's Office of Davidson County, Tennessee.

Beginning at a point in the southerly margin of Forest View Drive, being the common corner of Lot Nos. 144 & 143; thence southwardly 104.63 feet to a concrete monument at the common corner of Lot Nos 142, 143 & 144; thence eastwardly 103.0 feet to a point in the westerly margin of Kinwood Drive; thence northwardly 84.33 feet with said margin to a concrete monument at the beginning of a curve; thence Northwestwardly around said curve 39.56 feet to a concrete monument in the southerly margin of Forest View Drive; thence westwardly with said margin 87.62 feet to the point of beginning.

Being the same property conveyed unto Joe Thomas Allison, Jr. by deed of record in Book 20190211-0012626, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, mineral rights, easements and rights of way for public utilities.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY. DEED DRAWN WITHOUT BENEFIT OF CURRENT SURVEY.

TO HAVE AND TO HOLD to the said **Thomas McClanahan,** his heirs and assigns forever.

I covenant with the said Grantee, its successors and assigns, that I am lawfully seized and possessed of the above described real estate, that I have a good and perfect right to sell and convey it, and that the same is free and unencumbered.

I further covenant and bind myself, my heirs and representatives, to

warrant and forever defend the title to the above described property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 11 day of March, 2019.

Joe T. Allison Jr.
Joe Thomas Allison, Jr.

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STATE OF TENNESSEE)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named **Joe Thomas Allison, Jr.**., 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 before me, on this 11 day of March, 2019.

Notary Public –

B. PATRICK LYNCH STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

My commission expires: 9/24/22

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STATE OF TENNESSEE
COUNTY OF FRANKLIN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 11th day of March, 2019.

NOTARY PUBLIC –

My commission expires: 10/19/2022

KRISTY M. MCABEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF FRANKLIN