Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

NEW OWNER:
LCL Land Trust
5895 Willshire Drive
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 19-162

MAP & PARCEL
144-16-0-029.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 222126 **DEEDWARR**
04/26/2019 08:25:46 AM 3 pgs
Fees: $18.00 Taxes: $8,232.50

20190426-0038337

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO MILLION TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($2,225,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Jared Scot Allen and Amy Marie Allen, Trustees of Allen Revocable Living Trust** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **W. Jake Griffin, Trustee of LCL Land Trust** ("Grantees"), their 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 Lot No. 9 on the Plan of Otter Creek Hills, of record in Plat Book 2900, Pages 110 and 111, 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 Jared Scot Allen and Amy Marie Allen, Trustees of the Allen Revocable Living Trust U/T/A dated May 15, 2012 by Warranty Deed from Tammy Tallent and husband, Garry Tallent, of record in Instrument No. 20180727-0073334, Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 27, 2018. (Value of consideration shown in aforementioned deed $2,150,000.00.)

Being also known as 5895 Willshire Drive, Nashville, Tennessee 37215.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 19 day of **April, 2019**.

Allen Revocable Living Trust

By: _____, Trustee
Jared Scot Allen, Trustee

By: _____, trustee
Amy Marie Allen, Trustee

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Jared Scot Allen and Amy Marie Allen, Trustees of Allen Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of **April, 2019**.

_____
NOTARY PUBLIC

My commission expires: July 17, 2019

KYLE RUSSELL
State of Florida - Notary Public
Commission # FF 223731
My Comm. Expires 07-17-2019
Bonded Through Aaron Notary
Appointment Services, Office

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The actual consideration or value, whichever is greater, for this transfer is $ 2,225,000.00.

AFFIANT

Sworn to and subscribed to before me this 19th day of **April, 2019**.

NOTARY PUBLIC

My commission expires: July 17, 2019

KYLE RUSSELL
State of Florida - Notary Public
Commission # FF 223731
My Comm. Expires 07-17-2019
Bonded Through Aaron Notary
Appointment Services, Office