THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY
Russell Freeman
885 Conference Drive, Suite 500
PO Box 527
Goodlettsville, TN 37072

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$49,000 (forty-ninethousand dollars).**

James Allen
Affiant

Subscribed and sworn to before me
This 9 day of May, 2019.

NOTARY
My Commission Expires: 6/15/19

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Eric and Kate Matracia **4299 Little Marrowbone Rd** **Joelton, TN 37080-8944**	**Same**	**037-00-0-043.00**

Karen Johnson Davidson County
Batch# 229486 DEEDWARR
05/14/2019 10:13:07 AM 3 pgs
Fees: $18.00 Taxes: $181.30
20190514-0045149

FOR AND IN CONSIDERATION of the sum of Forty Nine Thousand ($49,000.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MABEL L. ALLEN THROUGH HER ATTORNEY IN FACT, JAMES ALLEN,** has this day bargained and sold and does hereby transfer and convey unto **ERIC AND KATE MATRACIA, husband and wife,** the Grantees herein, certain real estate in Davidson County, Tennessee.

The property hereby conveyed is described as follows:

A certain tract or parcel of land in the First Civil District of Davidson County, Tennessee, being Tract 1, described according to a survey dated September 22, 1988, by Donald R. Carver, Registered Land Surveyor, Number 271, as follows:

BEGINNING at a point which is South 42° 15' East 361.27 feet from the southerly margin of Little Marrowbone Creek Road, and which point of said margin of said road is South 76° 30' W 57.03 feet from the corner of the C.W.S. Limited property of record in Book 6496, page 996, Register's Office for Davidson County, Tennessee; thence, South 66° 00' 00" East 116.06 feet to a point; thence, South 35° 34' 31" West 245.94 feet to an iron pin; thence, South 08° 31' 22" West 346.16 feet to an iron pin; thence, South 21° 50' 25" West 1106.70 feet to an iron pin; thence, South 82° 00' 00" West 89.19 feet to an iron pin; thence North 17° 47' 00" East 1201.11 feet to a point; thence, North 05° 45' 00" East 428.65 feet to a point; thence, North 71° 41' 40" East 188.06 feet to the point of beginning, containing 5.34 acres, more or less.

Together with a right of way and easement, described as follows, to-wit:

BEGINNING at a point in the Southeasterly margin of Little Marrowbone Creek Road, said point being the Northeast roadway corner of the original tract of land conveyed to Leroy Allen, Vernon S. Allen, Ethel A. Kurtz, Vallie Mae Allen, Florence Gaddis, Geneva

Alphin and Hubert E. Allen, Jr. by deed from Hubert E. Allen, Jr. of record in Book 5112, page 78, Register's Office for Davidson County, Tennessee; thence, at or near the center of Spicewood Branch; thence leaving said margin of said road South 42° 15' East 323.33 feet to a point; thence, South 66° 00' East 126.00 feet to a point; thence, South 21° 30' East 277.00 feet to a point; thence, South 07° 30' East 235.84 feet to a point; thence, South 64° 27' 00" West 52.59 feet to a point;-thence, North 07° 30' West 246.00 feet to a point; thence, North 21° 30' West 250.41 feet to a point; thence, North 66° 00' West 116.06 feet to a point; thence, North 42° 15' West 361.27 feet to a point in the southeasterly margin of Little Marrowbone Creek Road; thence, with said margin of said road North 76° 30' East 57.03 feet to the point of beginning.

Being part of the same property conveyed to H. E. ALLEN AND WIFE, HATTIE ALLEN by deed from MRS. JENNIE CATO AND HUSBAND THOMAS J. CATO dated December28, 1934 of record in Book 975, Page 158, said Register's Office. H. E. Allen a/k/a Hubert E. Allen, Sr. died testate predeceased by his wife, Hattie Allen.

Also, being part of the same property devised to HUBERT E. ALLEN, JR. by the Last Will and Testament of H. E. ALLEN AKA HUBERT E. ALLEN, SR. filed for probate in the Probate Court for Davidson County, Tennessee, in Minute Book 243, page 817.
Also, being part of the same property conveyed to LEROY ALLEN, VERNON S. ALLEN, ETHEL A. KURTZ, VALLIE MAI ALLEN, FLORENCE GADDIS, GENEVA ALPHINAND HUBERT E. ALLEN, JR., by deed from HUBERT E. ALLEN, JR., of record in Book5112, page 78, said Register's Office.

The said VALLIE MAI ALLEN, died intestate, on or about, August 4, 1985, unmarried and without issue, at which time her interest in the said property became vested in her brothers and sisters, namely, LEROY ALLEN, VERNON S. ALLEN, ETHEL A. KURTZ, FLORENCE GADDIS, GENEVA ALPHIN AND HUBERT E. ALLEN, JR.

Being the same property conveyed to LEROY ALLEN AND WIFE, MABEL LOUISE ALLEN by deed from VERNON S. ALLEN, ETHEL A. KURTZ, GENEVA ALPHIN, FLORENCE GADDIS and HUBERT E. ALLEN, JR., dated November 4, 1988 of record in Book 9810, Page 898, said Register's Office.

The said Leroy Allen died August 25, 2006 leaving his marital interest in said property to Mabel Louise Allen a/k/a Mabel L. Allen.

This is unimproved property located at 4297 Little Marrowbone Road, Joelton, TN 37080.

TO HAVE AND TO HOLD said real estate, with appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs, and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs, and assigns, against the lawful claims of all persons.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 9 day of May 2019, the bargaining party, having caused my name to be signed hereto on said day and date.

Mabel L. Allen by James Allen, Attorney in Fact

Mabel L. Allen by James Allen, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of May, 2019, before me personally appeared James Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mabel L. Allen and acknowledged that such person executed the same as the free act and deed of Mabel L. Allen.

Witness my hand, at office, this 9 day of May, 2019.

Notary's Signature
My commission expires: 6/15/19

