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

Karen Johnson Davidson County
Batch# 244684 DEEDWARR
06/18/2019 09:10:17 AM 2 pgs
Fees: $13.00 Taxes: $2,264.40
20190618-0058437

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY.
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
FILE #19532BR

FROM: KAREN COMPTON LANNING, TRUSTEE OF THE RICHARD SMITH LANNING IRREVOCABLE MARITAL TRUST DATED DECEMBER 31, 2012

TO: WILLIAM C. ALLEN

WARRANTY DEED

For and in consideration of the sum of SIX HUNDRED TWELVE THOUSAND AND NO/100--- ($612,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, KAREN COMPTON LANNING, TRUSTEE OF THE RICHARD SMITH LANNING IRREVOCABLE MARITAL TRUST DATED DECEMBER 31, 2012, has bargained and sold, and by these presents, does transfer and convey unto the said WILLIAM C. ALLEN*, his *a married man heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being **Lot 79,** Plan of Sunset Park Subdivision, as shown on plat of record in Plat Book 332, Page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said part of Lot 79 fronts 50 feet on the northerly side of West Ashwood Avenue and runs back between parallel lines, 160.5 feet to a dead line

Subject to matters as shown on plat of record in Plat Book 332, Page 132, Register's Office of Davidson County, Tennessee.

Easement granted to the City of Nashville of record in Book 1682, Page 247, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Karen Lanning, Trustee of the Richard Smith Lanning Irrevocable Martial Tract, dated December 31, 2012 by Warranty Deed from Kathryn Jane Anderson dated August 8, 2017, recorded on the 9th day of August, 2017 in Instrument No. 20170809-0081492 and Affidavit of Kate Rosenthal, Attorney in Instrument No. 20170823-0086338, in the Register's Office of Davidson County, Tennessee.

MAP 104, GP 15, PARCEL 51.00

PROPERTY ADDRESS: 2618 ASHWOOD 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 WILLIAM C. ALLEN, his heirs and assigns forever. And it does covenant with the said WILLIAM C. ALLEN, that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except for the matters as set out above.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to WILLIAM C. ALLEN, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 12th DAY OF June, 2019.

RICHARD SMITH LANNING
IRREVOCABLE MARITAL TRUST
DATED DECEMBER 31, 2012

KAREN COMPTON LANNING, TRUSTEE

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 12th day of June, 2019, before me personally appeared KAREN COMPTON LANNING,* to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SHEILA H. FRISBIE SEAL STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 2/2/21

*As trustee of the Richard Smith Lanning Irrevocable Martial Trust Dated December 31, 2012

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 612,000.00, 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 12th day of June, 2019.

SHEILA H. FRISBIE SEAL STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 2/2/21

NEW OWNER(S): WILLIAM C. ALLEN
ADDRESS: 5748 Hillsboro Pike, Nashville, TN 37215

SEND TAX BILLS TO:	MAIL RECORDED DOCUMENT TO:
New Owner	New Owner