NEW OWNER:
Chad Warrix
5101 Franklin Pike
Nashville, TN 37220

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: 19-537

MAP & PARCEL
146-10-0-051.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 315293 **DEEDWARR**
11/14/2019 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00

20191114-0117382

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($1,500,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Jared Scot Allen, and Amy Marie Allen, Trustees of the Allen Revocable Living Trust u/t/a dated May 15, 2012** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Chad Warrix and Lora Warrix, Tenants By Entirety** ("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. 1 on the Plan of R. L. Lawrence, Jr. Subdivision, of record in Plat Book 2854, Page 25, 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 Scott Allen and Amy Marie Allen, Trustees of The Allen Revocable Living Trust u/t/a dated May 15, 2012 by Warranty deed from James P. Elrod and wife, Sharon A. Elrod of record in Instrument No. 20190131-0009195 Register's Office for Davidson County, Tennessee, dated January 28, 2019 and recorded on January 31, 2019.

Being also known as 5101 Franklin Pike Nashville, Tennessee 37220.

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 11 day of **November, 2019**.

Allen Revocable Living Trust dated May 15, 2012

By: _____
Amy Marie Allen, Trustee

By: _____
Jared Scot Allen, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Amy Marie Allen and Jared Scot Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Amy Marie Allen and Jared Scot Allen are the trustees of Allen Revocable Living Trust dated May 15, 2012 within-named bargainor, and as such authorized members, being given the authority to so do, executed the within instrument on behalf of the trust by signing its name as such authorized members.

WITNESS my hand and official seal at office this 11 day of **November, 2019**.

_____
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **1,500,000.00**.

AFFIANT

Sworn to and subscribed to before me this 11 day of **November, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY