NEW OWNER:
Allen Living Revocable Trust
5436 Granny White Pike
Brentwood, TN 37027

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: 19-523

MAP & PARCEL
159-00-0-267.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 318055 **DEEDWARR**
11/21/2019 08:46:51 AM 3 pgs
Fees: $18.00 Taxes: $6,286.30

20191121-0120229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION SIX HUNDRED NINETY NINE THOUSAND AND 00/100 DOLLARS ($1,699,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Fry Classic Construction, LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Jared Scot Allen and Amy Marie Allen, Trustees of the Allen Living Revocable 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. 3 on the Plan of Barnett Subdivision, of record in Instrument No. 20131108-0116303, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Fry Classic Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Wendell K. Barnett and wife, Pamela B. Barnett, of record in Instrument No. 20180524-0049861, Register's Office for Davidson County, Tennessee, dated May 07, 2018 and recorded on May 24, 2018.

Being also known as 5436 Granny White Pike, Brentwood, Tennessee 37027

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 15th day of **November, 2019**.

Fry Classic Construction, LLC, a Tennessee Limited Liability Company

By: _____
Robert B. Fry, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Robert B. Fry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that, Robert B. Fry is the President of Fry Classic Construction, LLC, within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized agent.

WITNESS my hand and official seal at office this 15th day of **November, 2019**.

_____
NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **1,699,000.00**.

AFFIANT

Sworn to and subscribed to before me this 15th day of **November, 2019**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY