Karen Johnson Davidson County
Batch# 321197 DEEDWARR
11/27/2019 09:04:08 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20191127-0122655

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2019.

Notary Public:
My Commission Expires: 10/18/22

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Brannon Hunt and Kelly Koch 2718 Lower Walkers Creek Road Goodlettsville, TN 37072	New Owner	017-00-0-110.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Martin Allen, unmarried man** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Brannon Hunt, unmarried man and Kelly Koch, an unmarried woman** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 2 in the Union Hill Baptist Church Subdivision, Goodlettsville, Davidson County, District 10, State of Tennessee, beginning at a point in the center of Lower Walkers Creek Road (formerly Shanes Fork Road), 125 feet from the northwest corner of the Fannie Fryer Parrish land, thence 57 deg. E 230 feet to a point in the south boundary line of said subdivision and in the north boundary line of J. V. Hitt; thence along said boundary line, S 87 deg. E 210 feet to a point; thence leaving said boundary line, N 57 deg. W 410 feet to a point in the center of said Lower Walkers Creek Road; thence with the center line of said road, S 33 deg. W 100 feet to the beginning, containing in all by survey .736 of an acre, more or less.

AND

BEING Lot No. 3 in the Union Hill Baptist Church Subdivision, Goodlettsville, Davidson County, District 10, State of Tennessee, beginning at a point in the center of Lower Walkers Creek, Road (formerly Shanes Fork Road), 225 feet from the northwest corner of the Fannie Fryer Parrish land, thence S 57 deg. E 410 feet to a point in the south boundary line of said subdivision and in the north boundary line of J. V. Hitt; thence along said boundary line, S 87 deg. E 70 feet to a point in the southeast boundary line of the said subdivision and in the northwest boundary line of said J. V. Hitt; thence along said boundary line N 33 deg. E 70 feet to a point; thence, leaving said boundary line, N 57 deg. W 470 feet to a point in the center of said Lower Walkers Creek Road; thence with the center line of said road, S 33 deg. W 100 feet to the beginning, containing one acre, more or less.

BEING the same property conveyed to James Martin Allen and wife, Melba J. Allen by Warranty Deed from Bobby Lewis Hitt and wife, Marian Irene Hitt, dated 11/1/04 and recorded 11/9/04 in Instrument Number 20041109-0135234, Register's Office for Davidson County, Tennessee. Melba J. Allen having since died June 5, 2005, leaving James Martin Allen as the surviving tenant.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 2718 Lower Walkers Creek Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 18th day of November, 2019.

James Martin Allen by Deborah Ruth Malone as attorney in fact.

James Martin Allen by Deborah Ruth Malone
his attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah Ruth Malone, with whom I am personally acquainted and who proved herself to be the Attorney in Fact of James Martin Allen, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Gallatin, Tennessee, this 18th day of November, 2019

Brenda Huntsman

Notary Public: Brenda Huntsman
My commission expires: 10/18/22

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066