WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

John R. Hall Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ROBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Littlejohn		108-4-4
(NAME)	(NAME)	
816 Ember Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William M. Barrett and wife, MelbaAnne R. Barrett,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger Littlejohn**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section Two, Larchwood of record in Book 5200, Pages 57, 58 and 59, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to William M. Barrett, an unmarried person by deed from Barbara S. Futrell, an unmarried person of record in Book 11027, Page 673, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

MelbaAnne R. Barrett, wife of the said William M. Barrett, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time, have in subject property, especially her marital rights.

unimproved ☐

This is improved ☒ property, known as 816 Ember Lake Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 hand this 12th day of March, 2003.

Davidson County DEEDWARR
Recvd: 03/14/03 10:06 2pgs
Fees:13.00 Taxes:458.80

20030314-0034270

William M. Barrett by MelbaAnne R. Barrett, his Attorney in Fact

William M. Barrett by MelbaAnne R. Barrett, his Attorney in Fact

MelbaAnne R. Barrett by MelbaAnne R. Barrett

MelbaAnne R. Barrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MelbaAnne R. Barrett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of March, 2003.

Commission expires:

Jill Connors
My Commission Expires
November 27, 2004

Jill Connors
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MelbaAnne R. Barrett, with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney in Fact for the with named William M. Barrett, and being authorized to act on behalf of said person she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of March, 2003.

Jill Connors
Notary Public

Commission Expires:

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004