G#19077-1
Box #14A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

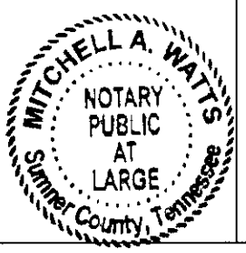
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)




**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Jim G. Barrier | "New Owner" | 103-03-0 |
| 4702 Idaho Avenue | | GROUP |
| Nashville, Tennessee 37209 | | PARCEL 166.00 |

Davidson County DEEDWARR
Recvd: 08/02/05 08:46 2 pg
Fees:13.00 Taxes:906.50

20050802-0089994

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Forty Five Thousand Dollars and Zero Cents ( $245,000.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Frank M. Bowman and wife, Alisa Bowman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jim G. Barrier, a married person and *, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

* Lindsay Barrier, unmarried

BEING Lot No. 603 of Block 29 on the Plan of Charlotte Park Company's First Addition to Nashville as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Frank M. Bowman and wife, Alisa Bowman, by deed dated August 17, 1999, from Jess Keene Slaton, unmarried, of record in Book 11624, page 775, in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 4702 Idaho Avenue, Nashville, Tennessee 37209

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 our hands this 28th day of July, 2005.

Frank M. Bowman

Alisa Bowman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Frank M. Bowman and Alisa Bowman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee