Davidson County DEEDWARR
Recvd: 07/27/07 13:43 2 pgs
Fees:13.00 Taxes:591.63

20070727-0089568

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $159,900.00

Affiant

Subscribed and sworn to before me
This 12 day of July, 2007

Notary exp: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Comm Expires

Address of new owners:	Send tax bills to:	Map & Parcel:
Kyle Barber 1522 Riverside Drive Nashville, TN 37206	New Owner	72-15-247

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Lindsay Bennett-Jacobs and Lisa Santiago and Leslie Bennett**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kyle Barber**, unmarried 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. 23 on the Map of Estes Subdivision, of record in Book 843, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lindsay Bennett-Jacobs and Lisa Santiago and Leslie Bennett with the right of survivorship by Warranty Deed from Barbara J. Grimes Grimm and husband, Thomas Hammond Grimm dated June 30, 2003 and filed for record as Instrument no. 20030702-0091931, Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **1522 Riverside Dr Nashville Tn 37206**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 19 day of July, 2007.

Lindsay Bennett-Jacobs by Todd A. Burr her attorney in fact

Lisa Santiago by Todd A. Burr, her attorney in fact

Leslie Bennett by Todd A. Burr, her attorney in fact

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 Todd A. Burr, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Lindsay Bennett-Jacobs and Lisa Santiago and Leslie Bennett, and acknowledged that he executed the same as the free act and deed of the said Lindsay Bennett-Jacobs and Lisa Santiago and Leslie Bennett, and the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Lindsay Bennett-Jacobs and Lisa Santiago and Leslie Bennett, and appearing of record as instrument nos. 20070727000895 65, and 20070727000895 66, and 20070727000895 67.

Witness my hand and official seal this 19 day of July, 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Comm. Expires