File No. 280600692

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2011

(AFFIX SEAL)

LINDA E. [illegible] NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 07/09/08 12:33 2 pgs
Fees:13.00 Taxes:647.50
20080709-0070554

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Austin and Denise Hunt	Ascend Federal Credit Union	142-6-59.00
(NAME)	(NAME)	
741 Albar Dr.	550 William Northern Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Barry Construction Co., a Tennessee corporation**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Cynthia Austin, unmarried and Denise Hunt, 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 all of Lot No. 62, on the Plan of Revision of Lots 57 through 63, Williamsburg West, as shown by plat appearing of record in Plat Book 4995, Page 56, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Barry Construction Co., a Tennessee corporation by Quitclaim Instrument of Correction dated October 25, 1999 of record in Book 11719, Page 748,, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Sewer Easement to Harpeth Valley Utility District of record in Book 5222, Page 740; All matters shown on plat of record in Plat Book 4995, Page 56; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 740/742 Albar Dr., Nashville, TN 37221
(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 successors and assigns, 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 30th day of June, 2008.

Barry Construction Co.

By: _____
Barry Zeitlin, President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Barry Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Barry Construction Co., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand at office this 30th day of June, 2008.

Commission expires: 3-20-2011

_____
Notary Public

File Number: 280600692

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

