(2)

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $239,900.00.

Affiant

Subscribed and sworn to before me this 25th day of May, 2010.

Notary Public
My Commission expires: 04-12-14
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Molly Butler	New Owner	083-02-0-185.00
1614 Douglas Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wade Barnes and Justin Hicks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Molly Butler, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 108 on the plan of Dr. E.T. Brown's Subdivision of Lots Nos. 21 to 26, Brownsville Addition, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wade Barnes, from The 1614 E. Douglas Avenue Trust, First Jordan, LLC, as Trustee, by deed on August 31, 2009, of record in Instrument Number 20090908-0084133, Register's Office for Davidson County, Tennessee. And further conveyed to Wade Barnes and Justin Hicks by Quitclaim Deed from Wade Barnes or record in Instrument Number 20100601-0041928, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332 page 91, Register's Office Davidson County, Tennessee.

This is improved property known as: **1614 Douglas Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 25, 2010.

Wade Barnes

Justin Hicks

BILL GARRETT, Davidson County
Trans:T20100032848 DEEDWARR
Recvd: 06/01/10 14:12 2 pgs
Fees:13.00 Taxes:887.63
20100601-0041929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wade Barnes and Justin Hicks** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 25, 2010

My commission expires 8/23/11

Notary Public

