BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110011595 DEEDWARR
Recvd: 02/25/11 10:16 2 pgs
Fees:13.00 Taxes:1476.30
20110225-0015507

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-1-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bryan Barnett and Heather Barnett | SUNTRUST | 129-10-34.00 |
| (NAME) | (NAME) | |
| 141 Carnavon Parkway | 901 Semmes Ave | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Richmond, VA 23224 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KARL L. VAN BECELAERE AND WIFE, LINDA L. VAN BECELAERE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **BRYAN BARNETT AND WIFE, HEATHER BARNETT**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 56, on the plan of WEST MEADE PARK, INC., as shown on plat of record in Plat Book 2854, Page 122, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Karl L. Van Becelaere and wife, Linda L. Van Becelaere by Warranty Deed from Michael D. Shmerling and wife, Lisa A. Shmerling, dated March 27, 1998, of record in Book 10859, Page 485, in the Register's Office of Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 141 Carnavon Parkway, Nashville, TN 37205
(House Number) (Street) (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 GRANTEE(S) 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(S), 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 our hand(s) this 23rd day of February, 2011.

Karl L. Van Becelaere

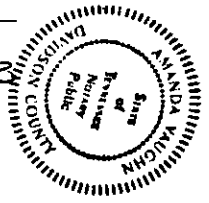
Linda L. Van Becelaere

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl L. Van Becelaere and Linda L. Van Becelaere, the within named bargainors 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, this the 23rd day of February, 2011.

Notary Public
My Commission Expires: 01/07/2013




**RETURN TO:**

**Commerce Title & Escrow, LLC**
**1812 Broadway**
**Nashville, TN 37203**
**(615)515-7171**