WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110024455 DEEDWARR
Recvd: 04/26/11 14:00 2 pgs
Fees:13.00 Taxes:1309.80
20110426-0031934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Mary Anne Ramsey
Affiant

DOUGLAS S. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2011.

My Commission Expires January 28, 2014
Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Anne Ramsey	Pinnacle National Bank	11616004000
(NAME)	(NAME)	
4005 Copeland Drive	150 3rd Ave S. Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville , Tn 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Brian Barry, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Anne Ramsey, an unmarried person, 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 Plan of Evergreen Heights Part Two of record in Plat Book 1835, page 19, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brian Barry, unmarried, by Warranty Deed dated May 28, 2004, from Michael M. Barnes and wife, Jennifer P. Barnes, of record in Instrument No. 20040604-0065887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

All matters as shown on Plan of Evergreen Heights Part Two of record in Plat Book 1835, page 19, Register's Office for Davidson, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4005 Copeland Drive, Nashville, TN 37215

(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 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, 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 25th day of April, 2011.

Brian Barry

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 Brian Barry, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 25th day of April, 2011.

Commission expires: March 3, 2014

Beth Triplett Notary Public

