THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Title Services, Inc.
408 N. Cedar Bluff Road, Suite 100
Knoxville, TN 37923
865.690.4809 Fax: 865.694.6262
File No. CB4026

BILL GARRETT, Davidson County
Trans:T20110045753 DEEDWARR
Recvd: 07/28/11 10:32 2 pgs
Fees:13.00 Taxes:680.80
20110728-0057755

Property Address:
1701 Long Ave., Nashville, TN 37206

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John C. Barrett, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey W. Steinbarge, unmarried** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the westerly 50.0 feet of Lot No. 175 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to John C. Barrett, unmarried by virtue of a warranty deed from Douglas B. Martin and Patti B. Martin, dated September 30, 2004, and recorded October 5, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 20041005-0120106.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2011 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 26th day of July, 2011.

(Seal)
John C. Barrett

State of TENNESSEE
County of DAVIDSON

On this the 26th day of July, 2011, before me, the undersigned officer, personally appeared John C. Barrett, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

My Commission expires: 1-6-15

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $184,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeffrey W Steinbarge
Affiant

Sworn to and subscribed before me this the 26th of July, 2011.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

My Commission expires: 1-6-15

Name of Owner and Property Address:
Jeffrey W. Steinbarge
1701 Long Ave.
Nashville, TN 37206

Person Or Entity Responsible For Payment Of Taxes:
Jeffrey W. Steinbarge
1701 Long Ave.
Nashville, TN 37206

Tax Parcel ID#: 094.02-0-046.00