WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110052442 DEEDWARR
Recvd: 08/25/11 11:01 2 pgs
Fees:13.00 Taxes:481.00
20110825-0065785

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **August, 2011**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAM MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul T. Kyne	Tim Kyne	10401040500
(NAME)	(NAME)	
501 Acklen Park Drive	3904 Murphy Road	
(ADDRESS)		
Nashville, TN 37205	Nashville, TN 37209	
(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, I/WE, **Jean Dowdy Barrett**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul T. Kyne**, 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 the northerly part of Lot No. 12 on the Plan of Wrenwood, of record in Book 1130, Page 55, Register's Office of Davidson County, Tennessee, being described as follows:

Beginning at a point in the easterly margin of Pilcher Place, 9 feet North of the common corner of Lots Nos. 11 and 12; thence northerly along the easterly margin of Pilcher Place, 58.8 feet to a point at the beginning of a curve; thence around said curve, northeasterly 38.2 feet to the south margin of Nebraska Avenue; thence along the margin of said Avenue, easterly 43 feet to a point, the common corner of Lots Nos. 12 and 13; thence with the line between said lots, southerly 107 feet to a point; thence westerly 89 feet, more or less, to the beginning.

Being the same property conveyed to Carolyn C. Dowdy and Jean Dowdy Barrett, joint tenants with right of survivorship, by deed from Carolyn C. Dowdy dated 12/10/99 of record in Instrument No. 199912100301876, Register's Office of Davidson County, Tennessee. Carolyn C. Dowdy having since died November 13, 2002.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 501 Acklen Park Drive, Nashville, TN 37205

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, has 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 our hands this **24th** day of **August, 2011**

Jean Dowdy Barrett

Jean Dowdy Barrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Jean Dowdy Barrett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **August, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON