THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

BILL GARRETT, Davidson County
Trans:T20110056399 DEEDWARRSP
Recvd: 09/12/11 12:39 3 pgs
Fees:18.00 Taxes:466.20
20110912-0070562

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
Attn: Recordings
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

Address New Owner(s)
Megan Ulbricht and George V. Wilder and Jantina Y. Wilder
5004 McMurray Ct.
Nashville, TN 37211

Send Tax Bills To:
Megan Ulbricht and George V. Wilder and Jantina Y. Wilder
5004 McMurray Ct.
Nashville, TN 37211

Map & Parcel No:
16102011300

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **8th day of September, 2011**, by and between **Charles Barber, unmarried, and Randall Barber, married, sole heirs at law of Maedean P. Barber, deceased, widow of Thomas M. Barber, deceased,** party of the first part, and **Megan Ulbricht, a single woman, a ½ undivided interest, and George V. Wilder and Jantina Y. Wilder, husband and wife, a ½ undivided interest, as tenants in common with right of survivorship,** party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TWENTY SIX THOUSAND AND 00/100 DOLLARS ($126,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

BEING Lot No. 7 on the plan of McMurray Place, Section 1, as shown on plat of record in Plat Book 5200, Page 49, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Barber and Maedean P. Barber, husband and wife, from Michael L. Brown and Judy H. Brown, husband and wife, by Warranty Deed dated September 22, 2004, of record in Instrument # 20040930-0117838 in the Register of Deeds Office for Davidson County, Tennessee. Grantors herein make oath and affidavit that Thomas M. Barber and Maedean P. Barber were married at the time they acquired subject property by deed referenced herein above, and that they remained husband and wife, until the death of Thomas M. Barber on or about April 19, 2009, without any intervening divorce or legal separation between them prior to the death of Thomas M. Barber, and that Maedean P. Barber received title to said property as surviving tenant by the entirety. Grantors herein make oath and affidavit that they know of their own personal knowledge that Maedean P. Barber died on or about March 10, 2010, intestate, and unmarried at the time of her death, leaving Charles Barber and Randall Barber, as her sole heirs at law and that they were no other children born to or adopted by Thomas and Maedean Barber. For further reference see Probate Case No. 10-P-537 in the Davidson County Probate Court.

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 said party of the second part, its heirs, or successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED

HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that it will warrant and forever defend the title to the party of the second part, against all persons claiming under the party of the first part, but no further or otherwise.

The said party of the first part does hereby state that the property described herein has not been used by them, their spouses, or any of their dependents as a principal place of residence.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed the day and year first above written.

Charles Barber

Randall Barber

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Charles Barber and Randall Barber,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this **8th day of September, 2011**.

Notary Public

My commission expires: 3/3/2014

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$126,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **8th day of September, 2011.**

Notary Public

My commission expires: 3/3/2014

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

Property address:
5004 McMurray Court
Nashville, TN 37211
CS187000631