THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11091061**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00 Affiant Subscribed and sworn to before me, this 7th day of October, 2011. Notary Public My Commission Expires: 03-04-13

DAVIDSON COUNTY, TENN. NOTARY PUBLIC STATE OF TENNESSEE JULIE MOGAN

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

BILL GARRETT, Davidson County
Trans:T20110063731 DEEDWARR
Recvd: 10/12/11 12:47 2 pgs
Fees:13.00 Taxes:629.00
20111012-0079314

WARRANTY DEED

Address New Owner: Kevin C. Barry 5310 Illinois Avenue Nashville TN 37209	Send Tax Bills To: Farmington Financial GP 1912 21st Ave Sth Nashville TN 37212	Tax Information: Tax Parcel ID No. 091-11-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KATIE HALLQUIST, NOW BEING KATIE HALLQUIST JONES AND HUSBAND, BRANDON JONES** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KEVIN C. BARRY, UNMARRIED OR SINGLE**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 1217 & 1219, BLOCK 178, PLAN NUMBER 1, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Pages 74 and 75, 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 Katie Hallquist, unmarried by Warranty Deed from Jeff Estepp, LLC, A Tennessee Limited Liability Company, recorded on the 4th day of November, 2008 in Instrument No. 20081104-0109677, in the Register's Office of Davidson County, Tennessee. Katie Hallquist having since married and now known as Katie Hallquist Jones.

Brandon Jones, husband of Katie Hallquist Jones, joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NUMBER 1, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 5310 Illinois Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2011.

Katie Hallquist Jones

Brandon Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katie Hallquist Jones and Brandon Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2011.

Notary Public

My Commission Expires: _____

