BILL GARRETT, Davidson County
Trans: T20110079679 DEEDWARRSP
Recvd: 12/16/11 10:39 2 pgs
Fees: 13.00 Taxes: 739.63

20111216-0098053

This instrument prepared by:
Lehman Title & Escrow, LLC
146 Westgate Circle, Ste 102
Brentwood, TN 37027

File No.: 7060/ 4271122

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 15 day of December, 2011, by and between **Cartus Corporation**, parties of the first part, and Fred E. Barnes and wife, Linda S. Barnes party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), 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 had 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 ofNashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 337, as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 20050120-0007427 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No. _____; or Instrument No. #20111216-0098052; in said Register's office.

This conveyance is made subject : (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; (6) all applicable governmental and zoning regulations.

Parcel ID # 173090A403.00CO
☐ Unimproved OR
☒ Improved property located at: 1413 Alteras Circle, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Cartus Corporation
By: Vicki Puckett
Name: Vicki Puckett
Title: Asst. Sec

State of TENN

County of Shelby

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Vice Pres with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Asst Sec of **Cartus Corporation**, the within named bargainer, a Corporation, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation as such _____ of **Cartus Corporation**

Witness my hand and Notarial Seal at office this 2nd day of Nov 2011.

Notary Public

My Commission Expires: **March 7, 2015**

NEVADA E. ASHLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Owner's Name: Fred S. Barnes

and Address: 1413 Alteras Circle
Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Franklin American Mortgage Company
501 Corporate Centre Drive Ste 400, Franklin, TN 37067

jal

$199,900.00

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,900.00 which amount is equal 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 15th day of December, 2011.

Notary Public

My Commission Expires: 3-8-15

Judy A. Lehman
Notary Public
State of Tennessee
Williamson County

This instrument prepared by: Rev. October 17, 2011