BILL GARRETT, Davidson County
Trans: T20120005442 DEEDWARR
Recvd: 01/24/12 09:29 2 pgs
Fees: 13.00 Taxes: 370.00
20120124-0006472

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120100013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
20th day of January, 2012

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Myers P.O. Box 41941 Nashville, TN 37204	SAME	105-16-0-140.00

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, WE,

Henry T. Baran, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Myers

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 Lot No. 37 on the Map of Corinne Place, as of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the easterly side of Utopia Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Henry T. Baran, Sr. by Quit Claim Deed from Henry T. Baran, Jr. as of record in Instrument Number 20120124-0006471, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Henry T. Baran, Sr., as to a 50% interest, and Henry T. Baran, Jr., as to a 50% interest by Quitclaim Deed from Henry L. Baran (also known as Henry T. Baran, Sr.) and wife, Mary E. Baran, dated 2/26/04 and recorded 3/5/04 in Instrument Number 20040305-0025393, in the Register's Office for Davidson County, Tennessee and also being the same property previously conveyed to Henry L. Baran and wife, Mary E. Baran by Warranty Deed from J. Chad Wise, single, recorded 9/23/98 in Book 11122, Page 544, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **2138 Utopia Avenue, Nashville, TN 37211**
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, have 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 20th day of January, 2012.

Henry T. Baran, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry T. Baran, Sr. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014