Record and Return
Tennessee Title Services
6 Cadillac Dr S-100
Brentwood, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2012.

Notary Public
My commission expires: 2/4/2015

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

03-1201-37502

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Isaacs 546 Hickory Trail Drive Nashville TN 37209	Avenue Bank P.O. Box 2026 Flin, MI 48501-2026	101-00-0 145.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John S. Barranco, unmarried,, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard Isaacs and wife, Jennie Issacs, hereinafter called the Grantees, their successors 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. 17, on the Plan of Re-Subdivision of Lots 16 & 17, Section I, Hickory Trail Farms, of record in Book 4715, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John S. Barranco and wife, Teresa A. Barranco by deed from Randy J. Lewis and wife, Rennette S. Lewis, and Frances E. Howard, unmarried, dated September 23, 1997, recorded October 2, 1997, in Book 10630, Page 625, Register's Office for Davidson County, Tennessee. Teresa A. Barranco having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 546 Hickory Trail Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120017848 DEEDWARR
Recvd: 03/12/12 08:55 2 pgs
Fees:13.00 Taxes:810.30
20120312-0021045

WITNESS my hand this 1st day of March, 2012.

John S. Barranco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John S. Barranco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of March, 2012.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013