BILL GARRETT, Davidson County
Trans:T20120029588 DEEDWARR
Recvd: 04/23/12 15:42 2 pgs
Fees:13.00 Taxes:432.90
20120423-0034670

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2012.

Notary Public

My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sam Knight, Jr.	SWBC MORTGAGE CORP.	
1409 Kirkland Ave.	9311 SAN PEDRO AVE. SUITE 100	072-07-0-112.00 AND 072-07-0-111.00
Nashville, TN 37216	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH A. BARNES, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAM KNIGHT, JR., A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 15 and part of Lot No. 16 on the Plan of the L.A. Warren Re-Subdivision, of Block C of R.M. Dudley's Subdivision of record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the southerly side of Kirkland Ave. and runs back between line 92.4 feet on the easterly line and 76.8 feet on the westerly line to the northerly line of Tennessee Electrical Power Company right of way, measuring 52.5 feet thereon.

Said part of Lot 16 fronts 25 feet on the southerly margin of Kirkland Ave. and runs back between line 65 feet on the west line and 76.8 feet on the east line to a dead line in the rear on which it measures 47 feet.

Being the same property conveyed to Elizabeth A. Barnes, a single woman by Deed from Robert P. Tyler, unmarried of record at Instrument No. 20070608-0068796, Register's Office for Davidson County, Tennessee, dated June 6, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1409 Kirkland Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of April, 2012.

Elizabeth A. Barnes by Celeste Krenz, attorney in fact.

Elizabeth A. Barnes,
by Celeste Krenz, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Celeste Krenz, as attorney in fact for Elizabeth A. Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2012.

S. T. M.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013