Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $172,500.00

Kelly Dorsey
Affiant

Subscribed and sworn to before me, this 25th day of April, 2012

Notary Public
My commission expires: 12/3/13

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Julie A. Barnes 4603 Gallatin Pike Nashville, TN 37216	Julie + Janet Barnes 4603 Gallatin Pike Nashville, TN 37216	61-7-49

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. Schultz, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Julie A. Barnes and Janet L. Barnes, both unmarried, as joints tenants with the right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "H", on the plan of Broadmoore, Section II, as shown on plat of record in Plat Book 547, page 174, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Schultz and Jacque Schultz by Warranty Deed from Mary J. Wheeler, a single woman, of record by Instrument #20020314-0032104, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Schultz by Quitclaim Deed from Jacque Schultz of record at Instrument #20120216-0013791, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4603 Gallatin Pike, 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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120030945 DEEDWARR
Recvd: 04/27/12 14:00 2 pgs
Fees:13.00 Taxes:638.25
20120427-0036214

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 my hand this the 25th day of April, 2012.

James A. Schultz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this the 25th day of April, 2012.

Notary Public

My Commission expires: 3·21·2016



FILE NO: 2012042035

Return To:
Realty Title & Escrow Co., Inc.
1139 N.W. Broad St., Ste. 200
Murfreesboro, TN 37129