Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $9,700.00.

Affiant

Subscribed and sworn to before me, this the 27th 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:
Antonio R. Powell	New Owner	
1020 Lischey Avenue		093-16-0-069.00
Nashville, TN 37207		

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, **JOHN S. BARRETT AND JEAN E. BARRETT, TRUSTEES OF THE JOHN S. AND JEAN E. BARRETT REVOCABLE TRUST DATED DECEMBER 3, 1996**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTONIO R. POWELL, UNMARRIED**, 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:

Being the Southerly 2 feet of the Easterly 32 feet of the Westerly 64 feet of Lot No. 107 and the Easterly 32 feet of the Westerly 64 feet of Lot Nos. 108 and 109 on the plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, page 84 and 85, Register's Office for said County.

Said part of Lot Nos. 107, 108 and 109 front 32 feet on the Northerly side of Fain Street and runs back between parallel lines, 72 feet to a dead line.

Being the same property conveyed to John S. Barrett and Jean E. Barrett, Trustees of The John S. and Jean E. Barrett Revocable Trust Dated December 3, 1996 by Warranty Deed from Vanrine Peets, an unmarried man of record at Instrument No. 20120130-0008303, Register's Office for Davidson County, Tennessee, dated November 18, 2011.

Being the same property conveyed to Vanrine Peets by Warranty Deed from Willie Lee Johnson Wilson of record at Instrument No. 20090406-0031470, Register's Office for Davidson County, Tennessee, dated December 15, 2008.

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 44 Fain Street, Nashville, TN 37210.

BILL GARRETT, Davidson County
Trans:T20120031863 DEEDWARR
Recvd: 05/01/12 15:48 2 pgs
Fees:13.00 Taxes:35.89
20120501-0037276

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 27th day of April, 2012.

John S. and Jean E. Barrett Revocable Trust

John S. Barrett, Trustee

Jean E. Barrett, Trustee

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John S. Barrett and Jean E. Barrett, Trustees of the John S. and Jean E. Barrett Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10-4-2015

AMBER L SHEAR
Notary Public - State of Florida
My Comm. Expires Oct 4, 2015
Commission # EE 135947