BILL GARRETT, Davidson County
Trans:T20120048289 DEEDWARR
Recvd: 07/02/12 08:20 2 pgs
Fees:13.00 Taxes:462.50
20120702-0057522

This Instrument Prepared By:
R. Francene Kavin, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jennifer D. Rothlein
1600 Forrest Ave.
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP	**83-6**
GROUP	
PARCEL	**31.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Barbara Brown McAllister, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jennifer D. Rothlein**, hereinafter called the GRANTEE, her 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. 42 on the map of Second Subdivision of Weakley Home Place, of record in Book 547, page 12, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara G. Brown, unmarried by deed dated April 10, 1992 from Billye L. Shoemake, an unmarried woman of record in Book 8598, page 924, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **1618 Benjamin St., Nashville, Tennessee 37206.**

*George McAllister, spouse of Barbara Brown McAllister, hereby joins in this conveyance, transferring all his right, title and interest in said property, marital or otherwise.

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, her heirs and assigns , forever, and,

GRANTOR does covenants with the said GRANTEE that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 my hand this the 21st day of **June, 2012.**

Barbara Brown McAllister

Barbara Brown McAllister

George McAllister

George McAllister

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Barbara Brown McAllister and George McAllister**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of June, 2012.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of June, 2012.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/14/2012