Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Robert S. Peters
120 North Jefferson St.
Winchester, Tennessee 37398

OWNER AND TAX RESPONSIBILITY:
NEW OWNER ~~Bradley and Rhonda~~ Pray
1132 Lipscomb Drive
~~Nashville, TN 37204~~

TAX ID: 131-12-0-001.00

BILL GARRETT, Davidson County
Trans:T20120049709 DEEDWARR
Recvd: 07/06/12 08:23 2 pgs
Fees:13.00 Taxes:1594.70
20120706-0059275

WARRANTY DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, **JAMES L. BARTON**, hereinafter referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto **BRADLEY R. PRAY AND WIFE RHONDA W. PRAY**, hereinafter referred to as Grantees, their heirs and assigns, the following described real estate situate and lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 3, on the plan of Lea Gran, of record in Plat Book 2083, page 88, Register's Office of said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James L. Barton and Priscilla McGuire by deed dated October 5, 2010 and recorded October 13, 2010 as Instrument number 2010103-0081932 and further by Priscilla McGuire to James L. Barton by deed dated February 22, 2012 and recorded February 27, 2012 as Instrument number 2012-0227-0016633, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

Setbacks, easements and all other matters as shown or set out on plat recorded in Book 2083, Page 88, Register's Office of Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2277, Page 107, Register's Office of Davidson County, Tennessee.

Any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights-of-way for public utilities and otherwise.

TO HAVE AND TO HOLD said real estate unto the said **GRANTEES**, their heirs and assigns forever.

I covenant with the said **GRANTEES**, that I am lawfully seized and possessed of said real estate, that I have a good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

And I further covenant and bind myself, my heirs, assigns, and representatives to forever warrant and defend the title to said real estate unto the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 26 day of June, 2012.

James L. Barton

JAMES L. BARTON

BRENDA K. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, **James L. Barton** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at office this 26 day of June, 2012.

Brenda K. Wells

NOTARY PUBLIC

My Commission Expires: 9/18/12

STATE OF TENNESSEE
COUNTY OF FRANKLIN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$431,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to me before this 26 day of June, 2012.

Ember Dunn

NOTARY PUBLIC/REGISTER

My Commission Expires: _____

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
September 9, 2014