File Box 243

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120052206 DEEDWARR
Recvd: 07/16/12 12:41 2 pgs
Fees:13.00 Taxes:262.70
20120716-0062335

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2013
(AFFIX SEAL)

ANN B. WHIDDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Robert Mayes	NEW OWNER	14913003800
(NAME)	(NAME)	
1095 Laurel Knolls Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Melissa Barlow Wilson as the sole heir at law and as Administrator for the Estate of Larry James Barlow**, pursuant to an Order for Intestate Administration was entered on 12/9/11, in the Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, Docket No. 11P-1810, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Robert Mayes**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 177 on the plan of Debra Heights, Section II, of record in Book 3700, page 39, as amended in Book 3977, page 632, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry J. Barlow, an unmarried person by deed from Charles N. Hamilton, Jr. and wife, Jeanne Hamilton of record in Book 10237, page 513, Register's Office for Davidson County, Tennessee. Larry J. Barlow having since died on 11/16/11 intestate. Order for Intestate Administration was entered on 12/9/11, in the Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, Docket No. 11P-1810, declaring Melissa Barlow Wilson as the sole heir at law and appointing her as Administrator for the Estate of Larry James Barlow.

This conveyance is subject to 2012 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 3700, page 39, as amended in Book 3977, page 632; restrictive covenants of record in Book 3949, page 404, said Register's Office. Subject to the rights and claims of parties in possession.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 4824 Bowfield Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 13th day of July, 2012.

Melissa B. Wilson Admin

By: Melissa Barlow Wilson, Individually as Sole Heir
and, as Administrator to the Estate of Larry J. Barlow

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, Melissa Barlow Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the sole heir at law and Administrator for the Estate of Larry James Barlow pursuant to the Order for Intestate Administration was entered on 12/9/11, in the Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, Docket No. 11P-1810, the bargainor, and she as such sole heir and Administrator executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of July, 2012.

Commission expires: October 5, 2015

Ann B. Waddell Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON