BILL GARRETT, Davidson County
Trans: T20120062203 DEEDWARR
Recvd: 08/21/12 08:12 2 pgs
Fees: 13.00 Taxes: 377.40
20120821-0074773

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$102,000.00 Teresa Barton
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2012.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMMISSION EXPIRES: NOVEMBER 4, 2013

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Barton 621 Paces Ferry Drive Nashville, TN 37214	Regions Mortgage 2050 Parkway Office Cr. Birmingham, AL 35244	Map & Parcel 09611015900

For and in 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,

Larry Joe Barnes, married and Jerry Milton Barnes, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Teresa Barton, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Hickory Bend, Section I, of record in Plat Book 3300, Page 38, said Register's Office.

Said Lot No. 122 fronts 75 feet on the easterly margin of Paces Ferry Drive and extends back 203.59 feet on the northerly line and 197.58 feet on the southerly line to a broken line in the rear measuring 82.2 feet thereon.

Being the same property conveyed to Erline L. Barnes by Deed from John B. Vaughn and wife, Eva P. Vaughn dated March 31, 1989 of record in Book 7808, Page 143, Register's Office for Davidson County, Tennessee. Erline L. Barnes died testate on December 31, 2011. Property now vests in Larry Joe Barnes and Jerry Milton Barnes as devisees under the Will of Erline Lewis Barnes.

This property is not nor has ever been the principal residence of the grantor herein.

This conveyance is made subject to the following:

1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 3341, Page 265 and amended in Book 3346, Page 636 and Certificate of Correction recorded in Book 3437, Page 626, Register's Office for Davidson County, Tennessee

This is improved property known as: **621 Paces Ferry Drive, Nashville, TN 37214**
(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 our hand(s) this 17th day of August, 2012.

Larry Joe Barnes
Larry Joe Barnes

Jerry Milton Barnes by Larry Joe Barnes, attorney in fact
Jerry Milton Barnes by Larry Joe Barnes, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Joe Barnes, with whom I am personally acquainted, (or who 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, at office, this 17th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Joe Barnes, Attorney-in-Fact for Jerry Milton Barnes, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Jerry Milton Barnes for the purposes therein contained.

WITNESS my hand and official seal this 17th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076