WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/12 11:08 2 pgs
Fees:13.00 Taxes:444.00
20120829-0077957

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2012

Notary Public

MY COMMISSION EXPIRES 7-5-16
(AFFIX SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth E Barrett	Same as New Owner	081-12-0P
(NAME)	(NAME)	(MAP)
612-614 Hume Street		001.00CO AND 002.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Washington Property Management, LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kenneth E Barrett and wife, Stephania L. Barrett, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Being part of Lot No. 47 on the Plan of D.T. McGavock's Homestead Addition, as of record in Book 57, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point at the northeast intersection of 7th Avenue North and Hume Street; thence with the margin of Hume Street, easterly 60 feet to a point, the common corner of Lots 47 and 48; thence with the line between said lots, northerly 140 feet to a point in the south margin of an alley; thence with the margin of said alley, westerly 28 feet; thence southerly parallel to 7th Avenue North, 70 feet to a point; thence westerly parallel to Hume Street, 32 feet to a point in the easterly margin of 7th Avenue North; thence with the margin of the same, southerly 70 feet to the point of beginning.

Tract II:

Being the northwest part of Lot No. 47 on the Plan of Homestead Addition of D.T. McGavock, of record in Book 57, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 47 fronts 32 feet on the south side of the first alley north of Hume Street and runs back between parallel lines, along the easterly margin of 7th Avenue North, 70 feet to a dead line.

Being the same property conveyed to Washington Property Management, LLC by Quitclaim Deed from Felice Washington, married and Michael Washington of record at Instrument No. 20070727-0089648, and further being the same property conveyed to Washington Property Management, LLC, a Tennessee limited liability company by Quitclaim Deed from Washington Property Management, LLC, a Tennessee limited liability company of record at Instrument No. 20100806-0061915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 612-614 Hume Street, Nashville, Tennessee 37208

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/our hand(s) this 24th day of August, 2012.

Washington Property Management, LLC

Michael President

By: Michael Washington, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Michael Washington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Washington Property Management, LLC, the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

Witness my hand and seal, this 24th day of August, 2012

Notary Public

My commission expires: 9/3/2012

:

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2013