Book 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $970,000.00.

Affiant

Subscribed and sworn to me on November 1, 2012.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120083473 DEEDWARR
Recvd: 11/01/12 14:31 2 pgs
Fees:13.00 Taxes:3589.00
20121101-0100643

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25883SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Greystone Trust Dated October 25, 2012 1922 Woodmont Blvd. Nashville, TN 37215	SAME AS NEW OWNER	117-10-010.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John William Barnes and wife, Jerry Pat Barnes, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto The Greystone Trust Dated October 25, 2012, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 179 and the southerly 80 feet of Lot No. 180 on the Plan of Noel's Subdivision of Watkins Grove of record in Book 547, page 156, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 305 feet on the easterly side of Benham Street and run back between parallel lines 200 feet to a line in the rear, which measures 305.0 feet thereon.

Being part of the same property conveyed to John William Barnes and wife, Jerry Pat Barnes, by Deed from Alfred H. Knight, III and Lois C. Knight, recorded in Book 4963, page 535, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been paid prorated and subsequent years assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of record in Book 547, page 156, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1922 Woodmont Blvd., Nashville, TN 37215.

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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hands on November 1, 2012.

John William Barnes

Jerry Pat Barnes

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 1, 2012, before me personally appeared John William Barnes and Jerry Pat Barnes to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 1, 2012.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE