WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092935 DEEDWARR
Recvd: 12/05/12 11:50 2 pgs
Fees:13.00 Taxes:924.63
20121205-0111968

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2012.

Dorothy E. Welch
Notary Public

MY COMMISSION EXPIRES: 5-15-17

(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandi M. Barnett	New owner	092-13-0
(NAME)	(NAME)	353.00
3305 Elkins Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, I, **Ashley M. Shearin, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandi M. Barnett, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 84 on the Map of Hortense Place, of record in Plat Book 161, Page 167, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property to Ashley M. Shearin, unmarried by deed from Lisa D. Friedland, a single person, dated 8/27/2004 and filed for record on 08/31/2004 in Instrument 200408310105074, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plat Book 161, Page 167, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3305 Elkins Avenue, Nashville, TN 37209
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 2nd day of November, 2012.

Ashley M. Shearin

By: Jerilyn M. Lamb, Attorney-in-fact

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Jerilyn M. Lamb with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Attorney-in-fact of Ashley M. Shearin and that she as such Attorney-in-fact executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Attorney-in-fact.

WITNESS my hand and seal this 2nd day of November, 2012.

Notary Public Carol M. Holmes
My Commission Expires: 5/23/16

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

