BILL GARRETT, Davidson County
Trans:T20120096442 DEEDWARR
Recvd: 12/17/12 15:52 2 pgs
Fees:13.00 Taxes:77.70
20121217-0116230

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-1206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of December, 2012

Notary Public
Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Randy Barnes 534 East Trinity Lane Nashville, TN 37207	Randy Barnes 1120 Wynnewood Drive Castalian Springs, TN 37031	071-08-0-346.00

WARRANTY DEED

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, I/WE,

Brent Allan Terry, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randy Barnes

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. 23 on the Plan of Rawls Tract Subdivision, Section 11, as of record in Book 1424, Page 84, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the South side of Trinity Lane and extends back between parallel lines, 184 feet to a dead line.

INCLUDED IN THIS DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8438, Page 354, said Register's Office, described as follows:

Right-of-Way: Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the Lawrence Scott Wright et ux property; thence along the easterly boundary South 5 degrees 20 minutes 54 seconds West, 5.00 feet to a point; thence, leaving said easterly boundary with a new line North 85 degrees 27 minutes 31 seconds West, 50.01 feet to a point on the westerly boundary of said Lawrence Scott Wright et ux property; thence, along said westerly boundary North 5 deg. 20 minutes 53 seconds East, 5.00 feet to a point on said existing southerly right-of-way margin of Trinity Lane; thence, along said existing southerly right-of-way South 85 degrees 27 minutes 31 seconds East, 50.01 feet to the point of beginning, containing 250 square feet, more or less.

BEING the same property conveyed to Brent Allen Terry by Quitclaim Deed from Security Solutions International, LLC dated 6/21/12 and recorded 6/26/12 in Instrument Number 20120626-0055722; and the same property previously conveyed to Security Solutions International, LLC by Warranty Deed from Randy Barnes dated 12/2/10 and recorded 12/3/10 in Instrument Number 20101203-0096546, Register's Office for Davidson County, Tennessee.

Subject property has never been the primary residence of the Grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 534 East Trinity Lane, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of December, 2012.

Brent Allan Terry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brent Allan Terry** with whom I am personally acquainted (or 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 and official seal at Brentwood, Tennessee this 12th day of December, 2012.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

(Notary Seal)