RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN122524

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of December, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20130002032 DEEDWARR
Recvd: 01/08/13 12:24 2 pgs
Fees:13.00 Taxes:529.10
20130108-0002436

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Ainsworth et vir 1509 Trailwood Court Nashville, TN 37214	Same address as new owner	108120241.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Three Thousand and 00/100 Dollars ($143,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KAY M. BARKER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ANGELA AINSWORTH AND DAVID AINSWORTH, HUSBAND AND WIFE**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot NO. 94 on the Plan of Trailwood, Section 5 of record in Plat Book 6900, page 478, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jimmy G. Barker and wife, Kay M. Barker, by Warranty Deed from John M. Humphrey and wife, April E. Humphrey, dated 3/13/1998, recorded 3/20/1998, of record in Book 10847 page 812, in the Register's Office for Davidson County, Tennessee. The said Jimmy G. Barker having since died, leaving Kay M. Barker as owner of fee simple title as surviving tenant by the entirety.

This is improved property known and designated as 1509 Trailwood Court, Nashville, TN 37214.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6900, page 478; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 19th day of December, 2012.

Kay M. Barker

KAY M. BARKER

STATE OF South Carolina

COUNTY OF Horry

Personally appeared before me, a Notary Public, Kay M. Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of December, 2012.

Notary Public

Printed Notary Name

My commission expires: April 6, 2022