THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JANUARY, 2013 Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Stowe	owner	MAP 130-11
806 Lynnwood Blvd	20 Inveraray	PARCEL 43
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Carolyn H. Warden** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry Stowe** HEREINAFTER CALLED THE GRANTEE, HIS 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 number 13 of Block "A" on the unrecorded Subdivision of Tyne Meade, Section number 2, described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynnwood Boulevard, at a point 1100 feet north of the northerly margin of Forsyth Place, said point being the corner of Lots number 13 and 14; thence with said Boulevard northwardly 75 feet to the beginning of a curve; thence around said curve northeastwardly 39.3 feet to the southerly margin of Wayland Drive; thence with said Drive eastwardly 225 feet; thence at right angles southwardly 100 feet to the corner of lots 13 and 14; thence with the line between the two lots, westwardly 250 feet to the beginning.

Being the same property conveyed to George C. Hulme and wife, Adelaide W. Hulme by deed recorded in Book 4981, page 650. The said George C. Hulme (April, 1983) has since died, leaving Adelaide W. Hulme as the survivor of their tenancy-by-the-entireties. The said Adelaide W. Hulme has also since died (August, 2011). Under the terms of the Last Will and Testament of Adelaide W. Hulme [filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket number 11P-1441] the described property was devised unto Carolyn H. Warden, the sole heir of Adelaide W. Hulme.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **806 Lynnwood Blvd, Nashville, TN 37205.**

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 hand this the 25th day of January, 2013.

Carolyn H. Warden

Carolyn H. Warden

BILL GARRETT, Davidson County
Trans:T20130007729 DEEDWARR
Recvd: 01/29/13 10:47 2 pgs
Fees:13.00 Taxes:1424.50

20130129-0009139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn H. Warden** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of January, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public