BILL GARRETT, Davidson County
Trans:T20130022724 DEEDWARR
Recvd: 03/20/13 10:38 2 pgs
Fees:13.00 Taxes:2072.00

20130320-0027585

WARRANTY DEED

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of March, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Services, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth S. Barnett	New Owner	118070129.00
(NAME)	(NAME)	
2805 Azalea Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Lydia Hutchinson, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Beth S. Barnett, an unmarried person**, 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 20, of Block "B" on the Map of Berry Hill Gardens Subdivision, of record in Book 1130, page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEGINNING at a point on the westerly margin of Azalea Place at the corner of Lots 19 and 20; thence with the line between said lots westerly 109.7 feet to a point; thence southerly 132.11 feet to a point in the northerly margin of an unnamed street or Azalea Place, thence with the margin of the same easterly 72.26 feet to a concrete monument at the beginning of a curve; thence around said curve northeasterly to another concrete monument in the westerly margin of Azalea Place; thence with the westerly margin of the same northerly 110.96 feet to the beginning.

BEING the same property conveyed to Lydia Hutchison by deed from Michael A. Zoretic, an individual, dated 12/01/2003, of record in Instrument No. 20031202-0173458, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2805 Azalea Place, Nashville, TN 37204

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, has 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 our hands this 15th day of March, 2013

Lydia Hutchinson

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned authority, **Lydia Hutchinson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of March, 2013

Notary Public

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 2, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd.; ~~Ste. C~~
Mt. Juliet, TN 37122