WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030241 DEEDWARR
Recvd: 04/12/13 14:28 2 pgs
Fees:13.00 Taxes:558.70

20130412-0036618

R-VRES-13-237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/18/16

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ted Barone (NAME)	**Ted Barone** (NAME)	
237 37th Ave N (ADDRESS)	**6515 Currywood Drive** (ADDRESS)	**09213032200**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Nashville, TN 37205** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JANETTE CARTER AND DEATRICE WELLS AND VIVIAN MACK AND DAVID WELLS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TED BARONE, UNMARRIED, AND JACQUELINE CLOUGHERTY, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE WEST END PARK COMPANY'S 240 ACRE TRACT OF LAND IN WEST NASHVILLE, BEING DESCRIBED AS FOLLOWS ACCORDING TO A SURVEY BY JOHN KOHL, DATED MARCH 18, 1967 AND PARTLY BY SURVEY DATED DECEMBER 4, 1972.

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 37TH AVENUE, NORTH FORMERLY PILCHER AVENUE, BEING THE SAME POINT WHERE THE NORTH LINE OF THE ABOVE MENTIONED 240 TRACT INTERSECTS SAID MARGIN OF SAID AVENUE AND ALSO BEING THE SOUTHEAST CORNER OF E. F. P'POOL'S PROPERTY; THENCE WITH THE NORTH LINE OF THE 240 ACRE TRACT ABOVE MENTIONED AND THE SOUTH LINE OF P'POOL, NORTH 88 DEG. WEST 297 FEET TO A POINT IN THE NORTHWEST CORNER OF SAID PROPERTY, SAID POINT BEING IN THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID MARGIN OF SAID ALLEY, SOUTH 3 DEG. WEST 50 FEET TO A POINT; THENCE SOUTH 89 DEG. MORE OR LESS EAST 297.0 FEET MORE OR LESS TO A POINT IN THE WEST MARGIN OF 37TH AVENUE, NORTH; THENCE WITH THE WEST MARGIN OF SAID AVENUE, NORTHWARDLY 50 FEET TO THE POINT OF BEGINNING..

BEING THE SAME PROPERTY CONVEYED TO DAVID WELLS AND WIFE, GERTRUDE C. WELLS BY DEED FROM ADMINISTRATOR OF VETERANS' AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA OF RECORD IN BOOK 4791, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 13, 1974 RECORDED ON FEBRUARY 25, 1974. THE SAID DAVID WELLS HAVING SINCE DIED INTESTATE ON AUGUST 18, 1993, AND THE SAID GERTRUDE C. WELLS HAVING SINCE DIED INTESTATE ON DECEMBER 11, 2011, LEAVING JANETTE CARTER, DEATRICE WELLS, VIVIAN MACK AND DAVID WELLS AS HEIRS-AT-LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130412-0036615 **, SAID REGISTER'S OFFICE.**

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF ANY OF THE GRANTOR(S) HEREIN.

This is **( ) unimproved (X) improved**
property known as **237 37th Ave N Nashville, Tennessee 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), their heirs and 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), 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/our hand(s) this 4th day of April, 2013.

Janette Carter

Deatrice Wells

Vivian Mack by Janette Carter as Attorney in Fact

David Wells by Deatrice Wells as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANETTE CARTER and DEATRICE WELLS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of April, 2013.

Notary Public
My Commission Expires:
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JANETTE CARTER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VIVIAN MACK and who acknowledged he/she/they executed the same as the free act and deed of the said VIVIAN MACK.

Witness my hand and official seal, this the 4 day of April, 2013.

Notary Public
My Commission Expires:
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared DEATRICE WELLS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID WELLS and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID WELLS.

Witness my hand and official seal, this the 4 day of April, 2013.

Notary Public
My Commission Expires:
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212