BILL GARRETT, Davidson County
Trans:T20130061703 DEEDWARR
Recvd: 07/19/13 10:42 2 pgs
Fees:13.00 Taxes:314.50
20130719-0074881

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4708

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brent Truitt 401 N. 15th Street Nashville, TN 37206	New Owner	083-01-0-369.00

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2013.

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 12/21/2015
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Joe E. Barlow and Doris S. Barlow, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Brent Truitt, married ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Being the Westerly 38 feet of Lot No. 33 and the Easterly 25 feet of Lot No. 34 on the Map of J. D. Hancock's East End Addition, of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 63 feet on the North margin of Granada Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed by Decree for Redemption as recorded on the 25th day of January, 2001 in Instrument No. 20010125-0007683; Final Decree Confirming Sale as recorded on the 26th day of January, 2000 in Instrument No. 20000126-0008649 and Warranty Deed from Joe L. Wall and wife, Deborah L. Wall to Joe E. Barlow and wife, Doris S. Barlow as recorded on the 22nd day of February, 1984 in Book 6234, Page 796, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is unimproved property located at: **1119 Granada Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **July, 2013.**

GRANTOR(S)

Joe E. Barlow

Doris S. Barlow

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joe E. Barlow and Doris S. Barlow** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **16th** day of **July, 2013.**

Notary Public

TINA HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/2015