(1) Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130062180 DEEDWARR
Recvd: 07/22/13 12:08 2 pgs
Fees:13.00 Taxes:1387.50
20130722-0075487

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Coreen Newcomb
Affiant

Subscribed and sworn to ~~before~~ me, this the 17th day of July, 2013.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
W. David Bartholomew	W. David Bartholomew	**116-13-0-141.00**
5129 Boxcroft Place	418 Ellendale Ave	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Victoria W. Dearborn, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

W. David Bartholomew, a married man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 8 on the Plan of Boxcroft, of record in Plat Book 4860, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed description.

Being the same property conveyed to Virginia Lee Dearborn by Deed from W. L. Bainbridge Company of record in Book 4950, Page 860, Register's Office for Davidson County, Tennessee, dated September 11, 1975, and recorded on September 15, 1975. The said Virginia Lee Dearborn having since died, and by her Last Will and Testament of record in Will Book 155, page 8, Probate Clerk's Office for Davidson County, Tennessee, devised the subject property to her husband, William N. Dearborn. For the express purpose of creating an estate by the entireties in accordance with T.C. A. 66-1-109, the said William N. Dearborn conveyed his interest in the subject property to William N. Dearborn and wife, Victoria W. Dearborn, of record in Book 10157, Page 880, Register's Office for Davidson County, Tennessee, dated March 26, 1995, and recorded on August 15, 1996. William N. Dearborn died and property is now vested in Victoria W. Dearborn as surviving tenant by entirety.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 5129 Boxcroft Place, 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 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 HANDS EFFECTIVE AS OF July 17, 2013:

Victoria W. Dearborn

Victoria W. Dearborn

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Victoria W. Dearborn, the within named Grantor(s), 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, at office, this the 17th day of July, 2013.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 17th day of July, 2013.

My Commission Expires:_____

_____
Notary Public

20131216R