BILL GARRETT, Davidson County
Trans:T20130075445 DEEDWARR
Recvd: 08/30/13 13:55 2 pgs
Fees:13.00 Taxes:966.63
20130830-0091947

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131097

Send Tax Bills To:
WILSON BANK + TRUST
1436 W. MAIN ST.
LEBANON TN. 37087

New Owner is:
Denise M. Peterson
3448 Wynfall Lane
Nashville, TN 37211

MAP: 180-04-0B

PARCEL: 096.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Leslie D. Barnhart and Pamela A. Barnhart, Co-Trustees of The Barnhart Family Trust**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Denise M. Peterson, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **3448 Wynfall Lane, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 154, Final Plat of Revision One, Brookview Forest, Phase III, as shown on revised plat of record in Instrument Number 20051025-0128969 (which revised Instrument Number 20050919-0112306), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to The Barnhart Family Trust, by Quitclaim Deed from Leslie D. Barnhart and wife, Pamela A. Barnhart, dated 11/25/09 and recorded 12/8/09 in Instrument No. 20091208-0112156; Register's Office for Davidson County, Tennessee.

LDB PAB

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of August, 2013.

GRANTOR(S):

Leslie D. Barnhart Co-Trustee

Leslie D. Barnhart, Co-Trustee

Pamela A. Barnhart Co-trustee

Pamela A. Barnhart, Co-Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Leslie D. Barnhart and Pamela A. Barnhart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the **Co-Trustees of The Barnhart Family Trust**, and as such Co-trustees executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of August, 2013.

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

NOTARY PUBLIC
My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is **$261,250.00**.

AFFIANT

SWORN TO and subscribed before me this 21st day of August, 2013.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
My Commission Expires

NOTARY PUBLIC
My commission expires: JAN 04 2014