BILL GARRETT, Davidson County
Trans:T20130097598 DEEDWARR
Recvd: 11/15/13 14:53 2 pgs
Fees:13.00 Taxes:49.03
20131115-0118432

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $13,250.00 Affiant Subscribed and sworn to before me, this the 12th day of November, 2013. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Be A Helping Hand Foundation	New Owner	
827 W McKennie Ave.		081-07-0-347.00
Nashville, TN 37206-3350		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN S. BARRETT AND JEAN E. BARRETT, TRUSTEES OF THE JOHN S AND JEAN E BARRETT REVOCABLE TRUST DATED DECEMBER 3, 1996**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BE A HELPING HAND FOUNDATION, A TENNESSEE NON-PROFIT CORPORATION**, 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. 88 on the Plan of Cephas Woodard Subdivision of Lots Numbers 5 and 6 of the Woodard Property of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John S. Barrett, Trustee and Jean E. Barrett, Trustee, Trustees of the John S. and Jean E. Barrett, Trustee Revocable Trust Dated December 3, 1996 by Warranty Deed from Vanrine Peets, unmarried of record at Instrument No. 20120130-0008319, Register's Office for Davidson County, Tennessee, dated November 18, 2011 and recorded on January 30, 2012.

Being the same property conveyed to Vanrine Peets by Special Warranty Deed from Yale Mortgage Corporation of record at Instrument No. 20090903-0083218, Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 03, 2009.

This is unimproved property known as 1823 12th Avenue N., Nashville TN 37208.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9 day of November, 2013.

The John S and Jean E Barrett Revocable Trust dated December 3, 1996

By: John S Barrett
Name: John S. Barrett
Title: Trustee

By: Jean E Barrett
Name: Jean E. Barrett
Title: Trustee

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John S. Barrett and Jean E. Barrett, Trustees of The John S and Jean E Barrett Revocable Trust dated December 3, 1996, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she/they are the Trustee(s) of The John S and Jean E Barrett Revocable Trust dated December 3, 1996, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 9 day of November, 2013.

Notary Public

My Commission Expires: 10-4-2015

AMBER L SHEAR
Notary Public - State of Florida
My Comm. Expires Oct 4, 2015
Commission # EE 135947