WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2013.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John W. Fleming	NEW OWNER	Parcel ID:
207 Carden Ave.		09502012300
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Roger Wade Barnett, Executor of the Estate of George C. Barnett

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John W. Fleming and wife, Joan K. Fleming

hereinafter called the GRANTEES, 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 Walnut Grove, as of record in Book 2133, Page 87, Register's Office for said County.

Said Lot No. 8 fronts 105 feet on the south side of June Drive and runs back between parallel lines, 174.6 feet to a dead line.

BEING the same property conveyed to George C. Barnett and wife, Pearl I. Barnett by deed from E.S. Evans, Inc., of record in Book 2438, Page 201, dated June 23, 1955, Register's Office for said County. The said Pearl I. Barnett died October 15, 2010. The said George C. Barnett died March 13, 2013. The Grantor herein executes this instrument as Executrix of the Estate of George C. Barnett pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 13P660.

This conveyance is subject to Restrictive Covenants of record in Book 2271, Page 541, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2133, Page 87, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2209 June Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21st day of November, 2013.

The Estate of George C. Barnett
By:

Roger Wade Barnett, Executor

BILL GARRETT, Davidson County
Trans:T20130099653 DEEDWARR
Recvd: 11/25/13 11:41 2 pgs
Fees:13.00 Taxes:527.25

20131125-0120859

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Wade Barnett, Executor of the Estate of George C. Barnett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Executor of the Estate of George C. Barnett and as such Executor he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2013.

My Commission Expires: 8/23/16

Notary Public

