Box 14
2556-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101283 DEEDWARR
Recvd: 12/03/13 09:57 2 pgs
Fees:13.00 Taxes:832.50
20131203-0122834

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of November, 2013.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonathan Corey Barnes	**Avenue Bank**	**Map 096-01-0, Parcel 077.00**
2606 Bluefield Avenue	**111 10th Avenue South, Suite 200**	
Nashville, TN 37214	**Nashville, TN 37203**	

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

Dorothy Dale Parker Howington and husband, James T. Howington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Corey Barnes, an unmarried person

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 part of Lot Nos. 2 and 3 on the Map of Bluefields Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, of record in Book 843, page 16, Register's Office for Davidson County, Tennessee and according to a survey made by John B. Kohl, III, Tennessee No. 100, dated October 21, 1993, described as follows:

Said part of Lot Nos. 2 and 3 front 75 feet, more or less, on the northerly margin of Bluefield Avenue and extends back 274.7 feet, more or less, on the northwesterly line and 286 feet, more or less, on the southeasterly line to a dead line in the rear, measuring 84 feet, more or less, thereon.

Being the same property conveyed to Dorothy Dale Parker, unmarried by Deed from Morris E. Ashurst, III and wife, Stephanie S. Ashurst, of record in Book 11488, Page 937, dated May 19, 1999, Register's Office for Davidson County, Tennessee. The said Dorothy Dale Parker having since married and is n/k/a Dorothy Dale Parker Howington.

James T. Howington, spouse of the above named Dorothy Dale Parker Howington, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This property is conveyed subject to the following exceptions:
(1) The Plan of record in Book 843, Page 16, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants contained in instrument of record in Instrument No. 20111129-0092544, Register's Office for Davidson County, Tennessee.
(3) Notice of Completion of installation of Insulation by Metro Airport Authority, of record in Book 8687, page 352, Register's Office for Davidson County, Tennessee.
(4) Taxes for 2013 which have been prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **2606 Bluefield Avenue, 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 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/our hand(s) this **27th** day of **November, 2013.**

Dorothy Dale Parker Howington

Dorothy Dale Parker Howington

James T. Howington

James T. Howington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dorothy Dale Parker Howington and James T. Howington,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **November, 2013.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17