THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31599-01-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $910,000.00. Clisby Louise Hall Affiant Subscribed and sworn to before me this 30th day of Jan[illegible] Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Simon Maltais, Manon Landry 211 Leonard Avenue Nashville, TN 37205	**Send Tax Bills To:** SUNTRUST MORTGAGE, INC. 1001 SEMMES AVE RICHMOND, VA 23224	**Tax Information:** Map and Parcel No.: 104 130 05800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clisby Hall Barrow, now known as Clisby Louise Hall, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Simon Maltais and Manon Landry, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 211 Leonard Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Robert H. Zarabi, spouse of Clisby Louise Hall, joins in the execution of this instrument to convey any marital interest he may have in subject property.

BILL GARRETT, Davidson County
Trans:T20140007261 DEEDWARR
Recvd: 01/31/14 10:14 3 pgs
Fees:18.00 Taxes:3367.00
20140131-0008742

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of January, 2014.

Clisby Louise Hall

Robert H. Zarabi

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clisby Louise Hall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert H. Zarabi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Bransford Realty Company's Subdivision of Lots Nos. 6 to 23, inclusive, of Block G in Whitland Realty Company's Subdivision, of record in Plat Book 547, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John C. Barrow, III, and wife, Clisby Hall Barrow, by deed dated May 13, 1993, from Eunice O. Prince, of record in Book 8950, page 475, Register's Office for Davidson County, Tennessee. The parties have since divorced. John Costley Barrow, III, conveyed his interest in subject property to Clisby Hall Barrow by quitclaim deed dated April 5, 1999, of record in Book 11417, page 888, Register's Office for Davidson County, Tennessee. John C. Barrow, III, and John Costley Barrow, III, are one and the same person. Clisby Hall Barrow has since changed her name to Clisby Louise Hall by order of the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, entered on September 12, 2012.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 104 130 05800.
2. All matters appearing on the Plan of record as Book 547, page 53, Register's Office for Davidson County, Tennessee.
3. Sewer easement shown as Sewer 293-A on the plans in the Department of Public Works of the Metropolitan Government of Nashville and Davidson County, Tennessee.