BILL GARRETT, Davidson County
Trans:T20140010323 DEEDWARR
Recvd: 02/12/14 16:02 2 pgs
Fees:13.00 Taxes:1713.10
20140212-0012628

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $463,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2014. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 5, 2014

Address New Owner As Follows: Jimmy A. Barker Brenda M. Barker 409 Wilsonia Ave. Nashville, TN 37205	Send Tax Bills To: Jimmy A. Barker Same	Map-Parcel Number: 103 13 0 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WAC CONTRACTORS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JIMMY A. BARKER AND WIFE, BRENDA M. BARKER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hillwood Estates, Section II, of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 200 feet on the southerly side of Wilsonia Avenue and runs back 452 feet on the westerly line and 389 feet on the easterly line to a rear line measuring 159.6 feet thereon.

Being the same property conveyed to WAC Contractors, LLC, a Tennessee limited liability company by deed from William M. L. Andrews, Trustee of the 409 Wilsonia Avenue Trust, of record in Instrument No. 20130814-0085398, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record at Book 6247, page 95 and at Book 6335, page 969, Register's Office for Davidson County, Tennessee.

This is improved property known as: **409 Wilsonia Ave., Nashville, TN 37205.**

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 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 further covenant and bind ourselves, our successors and assigns, 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 person whomsoever.

WITNESS my hand this 12th day of February, 2014.

WAC Contractors LLC

BY: _____
Joseph G. Cummings, III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH G. CUMMINGS, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of February, 2014



(Seal)

My Commission Expires November 5, 2014

_____
Notary Public

My Commission Expires: _____