BILL GARRETT, Davidson County
Trans:T20140020522 DEEDWARR
Recvd: 03/27/14 11:45 2 pgs
Fees:13.00 Taxes:288.60
20140327-0025260

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$78,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **25TH** DAY OF **MARCH, 2014.**

Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES N. FINLEY, JR.	**SOUTHERN BANK OF TENNESSEE**	**095-01-0-025.00**
(NAME) **2113 GUARANTY DRIVE**	(NAME) **1499 N. MT. JULIET ROAD**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **MT. JULIET, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOE BARTON AND WIFE, TERRI BARTON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JAMES N. FINLEY, JR., AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 168, as shown on the map entitled Section Two Donelson Hills, of record in Plat Book 2330, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe Barton and wife, Terri Barton, from Paul Douglas Jennings, unmarried, by deed dated January 22, 2014 of record in Instrument No. 20140123-0006462, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Plan of record in Plan Book 2330, page 86, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2113 GUARANTY DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25th day of March, 2014.

JOE BARTON

* Terri Barton
By Joe Barton, attorney in fact for Terri Barton

TERRI BARTON
By: Joe Barton, Attorney in Fact for Terri Barton

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 **Joe Barton,** the bargainor, 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 and official seal at office this 25th day of March, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2014, before me personally appeared **Joe Barton, Attorney in Fact for Terri Barton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Terri Barton**, and who acknowledged that he executed the same as the free act and deed of **Terri Barton.**

Witness my hand and official seal at Nashville, Tennessee this **25th** day of **March, 2014**.

My Commission expires: **May 5, 2015.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122