RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140056512 DEEDWARR
Recvd: 08/04/14 11:28 2 pgs
Fees:13.00 Taxes:702.63
20140804-0069580

WARRANTY DEED

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Herrington Andress, *et ux.* 340 Lynn Drive Nashville, TN 37211	Same address as new owner	147-01-0-018.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($189,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **C. DENNIS BARNES, SUCCESSOR TRUSTEE OF THE FLORENCE BARNES REVOCABLE LIVING TRUST DATED MAY 16, 2003**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANNE HERRINGTON ANDRESS AND KURT ANDRESS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 411 on the Plan of Section VI, Caldwell Hall, as of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 411 fronts 80 feet on the north side of Lynn Drive, and runs back 149.4 feet on the west line and 140.1 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 80.1 feet.

INCLUDED in the above description BUT EXCLUDED from this conveyance is the following described tract conveyed to Leonard V. Slyte and wife, Agnes A. Slyte, by Quitclaim Deed from Florence H. Barnes of record in Instrument No. 20030804-0110258, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Lynn Drive at the intersection of Lots 411 and 412 on the Plan of Caldwell Hall, Section 6, of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee, thence north along the boundary line between Lots 411 and 412 a distance of 149.4 feet to a dead line in the rear of said lots, thence east along said dead line a distance of 2 feet, thence running south and parallel to the boundary line between Lots 411 and

412 a distance of 149.4 feet, plus or minus, to the northerly margin of Lynn Drive, thence west along the northerly margin of Lynn Drive a distance of 2 feet to the beginning.

Being ~~a portion of~~ the same property conveyed to Florence Barnes, Trustee of The Florence Barnes Revocable Living Trust Dated May 16, 2003, by Quitclaim Deed from Florence H. Barnes, dated 8/13/2004, recorded 8/16/2004, of record in Instrument No. 20040816-0098991, in the Register's Office for Davidson County, Tennessee. The said Florence Barnes having since died on August 29, 2011, C. Dennis Barnes became the Successor Trustee of The Florence Barnes Revocable Living Trust Dated May 16, 2003. *See Also* Trust Certification of record in Instrument No. 20140804-0095979, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 340 Lynn Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of August, 2014.

THE FLORENCE BARNES REVOCABLE LIVING TRUST U/A/D MAY 16, 2003

C. Dennis Barnes

By: C. Dennis Barnes, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 1st day of August, 2014, before me, appeared C. Dennis Barnes, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Successor Trustee of The Florence Barnes Revocable Living Trust U/A/D May 16, 2003, and that said instrument was signed in behalf of said Trust, and said officer acknowledged said instrument to be the free act of deed of said Trust.

WITNESS my hand and seal, this the 1st day of August, 2014.

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Notary Public

My commission expires: _____