File No. 144165

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140071019 DEEDWARR
Recvd: 09/23/14 09:51 2 pgs
Fees: 13.00 Taxes: 469.90
20140923-0087062

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Sarah N. Bartlett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 03/26/2017

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathe K. Bray	Bank of America, N.A.	033-16-0-037.00
(NAME)	(NAME)	
451 Janette Avenue	4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Ft. Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **SARAH N. BARTLETT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHE K. BRAY, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 76 on the plan of Gateway, Section 1, of record in Book 3300, Pages 39 and 40, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 73.55 feet on the southerly margin of Janette Avenue and extends back 174.17 feet, more or less, on the westerly line and 167.0 feet, more or less, on the easterly line to Dry Creek in the rear, measuring 95.0 feet, more or less, thereon.

BEING the same property conveyed to Donald L. Bartlett and wife, Sarah N. Bartlett, by Warranty Deed from I.O. Baker and wife, Nannie Baker, dated February 5, 1971 and recorded February 12, 1971 in Book 4479, Page 347, Register's Office for Davidson County, Tennessee. Donald L. Bartlett died April 27, 2014 vesting property solely in Sarah N. Bartlett.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 451 Janette Avenue, Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of September, 2014.

Sarah N. Bartlett

Sarah N. Bartlett

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named SARAH N. BARTLETT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of September, 2014.

Commission expires: 03/26/2017

Notary Public

DOLLY T. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066