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

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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085119 DEEDWARR
Recvd: 11/12/14 09:18 2 pgs
Fees:13.00 Taxes:1812.63
20141112-0103953

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of ~~October~~ November 2014.

NOTARY PUBLIC

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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
Nicholas E. Brassell 1209 Calvin Ave. Nashville, TN 37206	NEW OWNER	083-05-0-308.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($489,900.00), 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, **JOHN BARTOW**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NICHOLAS E. BRASSELL**, hereinafter called the Grantee(s), his 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 Number 17 on Block B in F.O. Beasley's Addition to East Nashville, of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot Number 17 fronts 50 feet on the North side of Calvin Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Kimberly McQueen, an unmarried woman, by Deed dated December 19, 2003 and recorded January 13, 2004, of record in Instrument No. 20040113-0005401, in the Office of the Register of Deeds of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed dated June 17, 2013 and recorded June 20, 2013, of record in Instrument No. 20130620-0063569, in the office aforesaid.

THEREAFTER, being the same property conveyed to John Bartow, by Special Warranty Deed dated February 3, 2014 and recorded February 21, 2014, of record in Instrument No. 20140221-0014840, in the office aforesaid.

The address of the herein described property is believed to be 1209 Calvin Avenue, Nashville, TN 37206, 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), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he 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 are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property was not a residence of the Grantor, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

WITNESS MY/OUR HANDS, this the 4TH day of ~~October~~ NOVEMBER, 2014.

JOHN BARTOW

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, John Bartow, 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 seal, this the 4TH day of ~~October~~ NOVEMBER, 2014.

Notary Public

My commission expires: 11/4/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY