BILL GARRETT, Davidson County
Trans:T20150049939 DEEDWARR
Recvd: 06/23/15 09:18 2 pgs
Fees:13.00 Taxes:268.25
20150623-0059853

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $72,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of June, 2015.

NOTARY PUBLIC

My commission expires: 3-27-18

STATE OF TENNESSEE NOTARY PUBLIC MORGAN O'NEILL WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brad Bell	SAME AS NEW OWNER	05905020000
(NAME)	(NAME)	
PO Box 363		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Amie Delores Barton, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brad Bell, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 205, on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to Oscar Thomas Barton and wife, Amie Delores Barton by deed from A & R Construction Company, a partnership of record in Book 4746, Page 826, Register's Office of Davidson County, Tennessee. The said Oscar Thomas Barton having since deceased leaving Amie Delores Barton his sole surviving spouse.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 4154 Farmview Drive, Nashville, TN 37218

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as

well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of June, 2015.

Amie Delores Barton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amie Delores Barton, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of June, 2015.

Tammy Duncan
Notary Public

My Commission Expires: 4/17/19

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY