WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150058813 DEEDWARR
Recvd: 07/20/15 10:27 2 pgs
Fees:13.00 Taxes:296.00
20150720-0070539

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charles L. Warden, Jr.	Charles L. Warden, Jr.	Parcel ID:
6391 Pettus Road	6391 Pettus Road	16205004400
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Morris R. Barrett, Sr., married, Haskell B. Barrett, Jr., married and Barbara D. Lackey, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Charles L. Warden, Jr. and wife, Kim Warden

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 17 on the Addition to Southwood, of record in Book 2900, page 65, Register's Office for said County, as follows:

Beginning at a point in the southerly margin of Brewer Drive, the common corner of Lot Nos. 16 and 17; thence southerly along the line between said lots 127.5 feet to a point; thence southerly along the line between Lot Nos. 15 and 17, 48.6 feet to a point; thence westerly 150.35 feet to a point; thence northwesterly, 100.4 feet to a point in the southerly margin of Brewer Drive; thence easterly along said margin of said Drive 13.1 feet; thence continuing along said margin of said Drive 138.5 feet to the point of beginning.

BEING the same property conveyed to Morris R. Barrett, Sr., Haskell B. Barrett, Jr. and Barbara D. Lackey by deed from Duc Van Le and Hanh Thi Nguyen and Gung Dinh Nguyen, of record in Instrument 20050601-0061847, dated May 27, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3000, Page 363, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 65, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument 20150720-0070538, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 323 Brewer Drive, Nashville, TN 37211

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.

13th +

Witness our hands this 16th day of July, 2015.

Morris R. Barrett, Sr.

Haskell B. Barrett, Jr. by Morris R. Barrett, Sr., Attorney in Fact

Barbara D. Lackey

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 Barbara D. Lackey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Morris R. Barrett, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he exeucted the within instrument for the purposes therein contained.

Witnes my hand and official seal at Nashville, Tennessee, this 16th day of July, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Morris R. Barrrett, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Haskell Barrett, Jr. as his/her/their Attorney in Fact as the free act and deed of the within named Haskell B. Barrett, Jr..

Witness my hand and official seal at Nashville, Tennessee, the 16th day of July, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.