WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088225 DEEDWARR
Recvd: 10/16/15 10:41 2 pgs
Fees:13.00 Taxes:1095.20
20151016-0105323

O-VRES-15-415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 01/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren P. Clanton	**Republic Bank and Trust Company**	
(NAME)	(NAME)	**83-2-255.00**
415 Scott Avenue	**661 S. Hurstbourne Pkwy**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Louisville, KY 40222**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOHN DAVID RIVERS BARRETT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAUREN P. CLANTON, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Parts of Lots Nos. 1 and 2 on the Unrecorded Map showing Subdivision of Lots Nos. 16 and 17 of the Brownsville Plan, of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the Westerly margin of Scott Avenue, 565 feet North of the Northwest corner of said Avenue and Greenwood Avenue, being the Northeast corner of the lot conveyed to Stewart McDonald by deed of record in Book 1118, Page 651, said Register's Office; thence at right angles Westerly 155 feet to a point in the Easterly line of the Howe Property; thence Northerly parallel to the Westerly margin of Scott Avenue, 60 feet to a point in the Southerly margin if an alley; thence Easterly along the Southerly margin of said alley, 155 feet to the Westerly margin of Scott Avenue; thence Southerly along the Westerly margin of said Avenue, 60 feet to the point of beginning.

Being the same property conveyed to John David Rivers Barrett, a single person by Warranty Deed from Zelbert Dickson Brady, recorded on the 1st day of August, 2012 in Instrument No. 20120801-0067916, in the Register's Office of Davidson County, Tennessee.

NOTE: MALIA RAYE AXSOM JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- County of Davidson taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees;
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROWNSVILLE PLAN, as recorded in Plat Book 21, Page(s) 9, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Scott Avenue, Nashville, Tennessee 37206**.

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 the 12th DAY OF OCTOBER, 2015.

John David Rivers Barrett

Malia Raye Axsom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN DAVID RIVERS BARRETT and MALIA RAYE AXSOM, the within named 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 12th of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212