THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title and Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $259,000.00 Affiant Subscribed and sworn to before me, this 30 day of October 2015. Notary Public My Commission Expires: 10/14/19

WARRANTY DEED

Address New Owner: Angela Barrett 1055 Pine Street, Apt 359 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-03-0-247.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ANNE A. SIMPLER N/K/A ANNE S. SIZEMORE, AND HUSBAND NATHAN SIZEMORE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ANGELA BARRETT,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly 150 feet of the westerly 330 feet of Lot No. 51 of the Brownsville Subdivision of record in Book 21, page 9, Register's Office of Davidson County. Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ANNE A. SIMPLER, by deed from NANCY DENNING-MARTIN AND DANNY RAY MARTIN, II, WIFE AND HUSBAND of record as Instrument No. 20100108-0001951, dated December 23, 2009, said Register's Office

Nathan Sizemore, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in said property.

This is improved property commonly known as: **2220 Carter Avenue, Nashville, TN 37206**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150092777 DEEDWARR
Recvd: 10/30/15 15:27 2 pgs
Fees:13.00 Taxes:958.30
20151030-0110819

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of October, 2015.

Anne A. Simpler N/K/A Anne S. Sizemore
ANNE A. SIMPLER
N/K/A ANNE S. SIZEMORE

NATHAN SIZEMORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **ANNE A. SIMPLER N/K/A ANNE S. SIZEMORE AND NATHAN SIZEMORE,** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor(s)

Witness my hand and official seal at office this 30 day of October 2015.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19