File Box 8

BILL GARRETT, Davidson County
Trans:T20150094540 DEEDWARR
Recvd: 11/05/15 14:22 2 pgs
Fees:13.00 Taxes:658.60
20151105-0112948

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57866
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kellen Robert Barton 1004 Dew Street Nashville, TN 37206	BANCORPSOUTH BANK 5217 Maryland Way Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 09304008900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$178,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert S. Barton and Carol Barton, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kellen Robert Barton** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Smith and Bishop's Resubdivision of Lot Nos. 38, 39, 40, 41, 42, 43, 44, 45, 58, 59 and 60 made by Lewis D. Justice, Surveyor June 23, 1950, not of record and said subdivision being of record in Book 421, page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 11, as resubdivided, fronts 45 feet on the South Side of Caldwell Street, now Dew Street, adn runs back between parallel lines 165 feet and being the easterly 45 feet of Lots Nos. 58, 59 and 60 as shown on the above mentioned subdivision

Being the same property conveyed to Carol M. Barton and husband Robert S. Barton by Warranty Deed from James T. Park and Robin L. Crook-Park, husband and wife, dated May 30, 2007 and recorded on June 1, 2007 of record in Instrument No. 20070601-0064886, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 78, said Register's Office.

This is improved property, known as 1004 Dew Street, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of October, 2015.

Robert S. Barton

Carol Barton

State of TEXAS

County of HAYS

On this 29th day of October, 2015, before me the undersigned authority, personally appeared Robert S. Barton and Carol Barton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as [illegible] deed.

Josh Jarratt
Notary Public,
State of Texas
Expires: 08/18/2019

Notary

My Commission Expires: 8/18/2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $178,000.00.

Affiant

Sworn and subscribed before me this 29th day of October, 2015.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: