This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160017466 DEEDWARR
Recvd: 03/03/16 09:50 2 pgs
Fees:13.00 Taxes:455.10
20160303-0020283

ADDRESS NEW OWNER:
Angela Barnes
2413 Glenrose Ave
Nashville, Tennessee 37210

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
6100 Tower Circle, Suite 600
Franklin, TN 37067

MAP **119-060**
GROUP
PARCEL **268.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TRAZ, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Angela Barnes**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Rosewood Estates, Section I, as shown by plat and survey of record in Plat Book 4955, page 29, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TRAZ, LLC by deed January 2, 2007 of record in Instrument no. 20070111-0004910, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **2413 Glenrose Ave, Nashville, Tennessee 37210.**

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, her heirs and assigns, , forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same

is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this the **19th** day of **February, 2016.**

TRAZ, LLC

By: Anita K. Young, Managing Member
Anita K. Young, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Anita K. Young** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Managing Member** of **TRAZ, LLC**, the within named bargainor, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of February, 2016.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $123,000.00.

Angela Barnes
AFFIANT

Subscribed and sworn to before me on this 19th day of February, 2016.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 5.3.16

File #16-9035