

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $482,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2016.

Ashley Ann Reiss
Notary Public

My commission expires: 2/9/2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDWARR
Recvd: 04/01/16 15:25 3 pgs
Fees:18.00 Taxes:1783.40
20160401-0031307

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Angela Barrett	**New Owner**	**10402008600**
1055 Pine St. Apt. 359		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J.E. Lynch, Jr., married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela Barrett, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 67 on the Revised Plan of West End Park of record in Plat Book 421, Page 82 and 83, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Parthenon Street and runs back between lines 145.6 feet on the easterly line and 145.4 feet on the westerly line to an alley in the rea on which it measures 50 feet.
Vesting deed 11191-630 incorrectly says Lot 47

Being the same property conveyed to Inez Brothers Lynch Covington by Warranty deed from Harry G. Graham and wife, Margaret L. Graham of record in Book 2298, page 593, Register's Office for Davidson County, Tennessee, dated September 21, 1954 and recorded on September 21, 1954.

Being the same property conveyed a remainder interest to James E. Lynch, Jr. by Quitclaim deed from Inez Brothers Lynch Covington, reserving a life estate of record in Book 11191, page 630, Register's Office for Davidson County, Tennessee, dated November 5, 1998 and recorded on November 5, 1998. Inez Brothers Lynch Covington having since died on June 26, 2001.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3135 Parthenon Ave, Nashville, TN 37203.

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 HANDS EFFECTIVE AS OF April 1, 2016:

J.E. Lynch, Jr.

Linda Lynch**

** Linda Lynch, spouse of J.E. Lynch, Jr., joins in the execution of this instrument for the purpose of conveying any and all marital interest in said property.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, J.E. Lynch, Jr. and Linda Lynch, the within named Grantor(s), 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, at office, this the 1st day of April, 2016.

My Commission Expires: 6-5-16

Notary Public

20161043R

DORA L. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY