Return To: 16-0130
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,000.00**.
BILL GARRETT, Davidson County Trans:T20160039139 DEEDWARR Recvd: 05/11/16 09:33 2 pgs Fees:13.00 Taxes:999.00 20160511-0046655	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 3, 2016.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlene Toomey and Gretel Garcia	**Charlene Toomey and Gretel Garcia**	**94-1-141**
(NAME) **1109 Lenore Street**	(NAME) **505 Almadale Ct.**	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) **Brentwood, TN 37027,**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John Bartow, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlene Toomey, Unmarried, and Gretel Garcia, 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 Lot No. 72 on the Plan of the Subdivision of Lot No. 3, N.H. Hobson's Lands, as of record in Book 421, page 78, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Bartow, married, by Warranty Deed from Benjamin C. Wilson, filed for record on April 17, 2015 at Instrument Number 20150417-0034525; and also being the same property conveyed to Benjamin C. Wilson by Warranty Deed from Bonnie Jean Crockett, an unmarried individual, filed for record on January 11, 2007 at Instrument Number 20070111-0004817, said Register's Office.

This property was never a marital residence for John and Carmin Bartow.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1109 Lenore Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **May, 2016**.

John Bartow

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **John Bartow**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **3rd** day of **May, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY