BILL GARRETT, Davidson County
Trans:T20160042870 DEEDWARR
Recvd: 05/23/16 09:34 2 pgs
Fees:13.00 Taxes:1498.50
20160523-0051115

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John M. Barraza and Ashley R. Barraza, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa McCollum and William McCollum, wife and husband,** 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 16 and the westerly five feet of Lot No. 15 on the Plan of the Priest Home Place, of record in Plat Book 161, page 102, which shows the property north of Fatherland Street subdivided into lots showing that south of Fatherland Street as one block. According to an unregistered plan subdividing said block into said small lots, said Lot No. 16 and the westerly part of Lot No. 15 are described as follows:

Beginning on the southerly margin of Fatherland Street, formerly Vansinderin Street, 100 feet easterly from the easterly margin of 18th Street, being the corner of lots No. 16 and 17; thence southerly with the line between said two lots 150 feet to an alley; thence with said alley easterly 55 feet; thence northerly parallel which the first line 150 feet to the southerly margin of Fatherland Street; thence with the southerly margin of said Street, westerly 55 feet to the beginning.

Being the same property conveyed to John M. Barraza and Ashley R. Barraza, husband and wife, by deed from Kristina Ryan, unmarried, dated April 5, 2013, of record in Instrument No. 20130412-0036681, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1804 Fatherland 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 20th day of May, 2016.

John M. Barraza

Ashley R. Barraza

State of Tennessee)
County of Davidson)

On this 20th day of May, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John M. Barraza and Ashley R. Barraza, the bargainor(s), 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 a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$405,000.00.**

X Ashley R. Barraza
Affiant

Sworn and subscribed before me on this the 20th day of May, 2016.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Melissa McCollum 1804 Fatherland Street Nashville, TN 37206	new owner	83-14-208.00