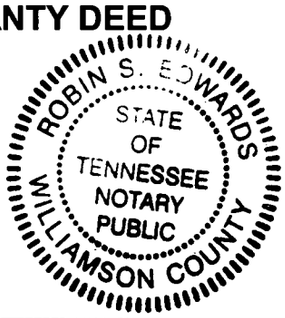
WARRANTY DEED



P-BR-16-01108-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Johanna M. Webb	NEW OWNER	
(NAME)	(NAME)	**061-11-0-290.00**
1108 Mcalpine Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-2524		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BARON PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHANNA M. WEBB, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. A on the Plan of Kennedy & Graves Plan of Monte Vista of record in Plat Book 421, Page 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Beginning in the center of Alpine Avenue 276.2 feet Westerly from the Northeast corner of said lot "A" in said plan, said point is also the Northeast corner of the property conveyed to Leamon Shoulders and wife, by deed from T. D. Rust and wife, of record in Book 1295, page 46, said Register's Office; thence Southerly and parallel with Shoulders' east line, 388.5 feet to the South line of Lot "A"; thence with the south line of said lot Easterly 50 feet to a point 226.2 feet Westerly from the Southeast corner of said Lot; thence Northerly and parallel with the east line of said lot, 388.5 feet to a point on the center of Alpine Avenue; thence, with the center of said avenue, Westerly 50 feet to the point of beginning.

Being the same property conveyed to Baron Partners, a Tennessee general partnership by Quitclaim deed from David P. Crabtree ad wife, Diane A. Crabtree of record in Book 8380, page 613, Register's Office for Davidson County, Tennessee, dated June 11, 1991 and recorded on June 21, 1991.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 143, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Strom Drainage easement of record in Book 4040, Page 321, Book 4040, Page 357, Book 4071, Page 35, Book 4275, Page 495, Book 4298, Page 397 and Book 4940, Page 908, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1108 Mcalpine Avenue, Nashville, Tennessee 37216-2524**.

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.

BILL GARRETT, Davidson County
Trans:T20160079266 DEEDWARR
Recvd: 09/09/16 13:28 2 pgs
Fees:13.00 Taxes:1102.60
20160909-0095148

Witness my/our hand(s) this the 7th DAY OF SEPTEMBER, 2016.

Baron Partners, a Tennessee general partnership

BY: _____
John W. Barton, III
Partnership Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. BARTON, III, signing for BARON PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNERSHIP REPRESENTATIVE of BARON PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of September, 2016.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212