(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**

Affiant

Subscribed and sworn to before me, this 12th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

BILL GARRETT, Davidson County
Trans:T20170003600 DEEDWARR
Recvd: 01/13/17 09:31 2 pgs
Fees:13.00 Taxes:1295.00
20170113-0004098

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley J. Bars	NEW OWNER	
(NAME)	(NAME)	(MAP)
4404 Westlawn Drive		103-08-0-068.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(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, I/we, **Sammie J. Fulton and Mary E. Totty**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bradley J. Bars, unmarried, and Elaine C. Proctor, unmarried, as joint tenants with right of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Subdivision of Lot No. 346 in Richland Realty Co's Subdivision of West Lawn, of record in Plat Book 547, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jimmy A. Duncan Trustee by Quitclaim Deed from Samuel K. Totty and wife, Mary E. Totty of record in Instrument No. 20000310-0024705, Register's Office for Davidson County, Tennessee, dated March 03, 2000 and recorded on March 10, 2000 and within the same deed the said Jimmy A. Duncan, Trustee conveyed his interest in the subject property to Sammie J. Fulton a fee simple interest with a life estate reserved by Samuel K. Totty and wife, Mary E. Totty. The said Samuel K. Totty having since died. Mary E. Totty is the sole holder of a life estate.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4404 Westlawn Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 11th day of January, 2017.

Sammie J. Fulton

Sammie J. Fulton

Mary E. Totty
By Sammie J. Fulton, Attorney in Fact

Mary E. Totty
By Sammie J. Fulton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sammie J. Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of January, 2017.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sammie J. Fulton, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mary E. Totty and that she is authorized by Mary E. Totty to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 11th day of January, 2017.

Notary Public

My Commission expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County