WARRANTY DEED

Bill Garrett Davidson County
Batch# 81345 **DEEDWARR**
04/16/2018 02:05:56 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20180416-0035607

A-KW-18-1100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
James Patrick Brakefield and Stephanie L. Brakefield	**New Owner**	
(NAME)	(NAME)	**08103035800**
901 Cantrell Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CLARENCE A. BARNES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES PATRICK BRAKEFIELD AND STEPHANIE L. BRAKEFIELD, HUSBAND AND WIFE,** 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 the easterly 50 feet of Lot Nos. 47 and 48, of the Subdivision of Lot No. 37 in Owen's Plan of Buena Vista, of record in Plan Book 1, Page 84, Chancery Court in Nashville, and shown on plat of record in Plat Book 57, Page 26, in the Register's Office for said County.

Said part of Lot Nos. 47 and 48 front 50 feet on the northerly margin of Kellow Street and extends back with the westerly margin of 11th Avenue North, 100 feet to a dead line.

Being the same property conveyed to Clarence A. Barnes, unmarried, by Warranty Deed from Wade L. Phelps, unmarried, of record in Book 9790, Page 427, in the Register's Office of Davidson County, Tennessee, dated September 7, 1995 and recorded on September 11, 1995.

Clarence A. Barnes having since married and divorced as evidenced in Final Decree of Divorce in Docket 11D-21 in teh Fourth Circuit Court for Davidson County, TN. Said Final Decree of Divorce divested Alberta O. Barnes of any interest in the subject property and reinvested the subject property to Clarence A. Barnes.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 84, Chancery Court in Nashville and Plat Book 57, Page 26, 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: **1100 Kellow Street, Nashville, Tennessee 37208**.

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 hand(s) this the 13th DAY OF APRIL, 2018.

Clarence A. Barnes

Clarence A. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARENCE A. BARNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
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