Bof 36

THIS INSTRUMENT PREPARED BY:
David S. Herbert
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 [illegible]
Nashville, TN 37219-2196

# WARRANTY DEED

| MAP-PARCEL NUMBER (S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 116-11-96 | Mr/Mrs Drew S. Barkley<br>327 Lynwood Boulevard<br>Nashville, TN 37205 | New Owner |
| FIELD BOOK NUMBER (S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| | 327 Lynwood Boulevard | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

**EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE**

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 8164 PAGE 199

JAMES A. BROWN and wife, FRANCES E. BROWN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DREW S. BARKLEY and wife, CAROL A. BARKLEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of William M. Ward Subdivision, being a resubdivision of Lot No. 44 and the north part of Lot No.45 and 54 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, page 102 and 103, as shown on plat of record in Plat Book 5210 page 395, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James A. Brown by deed from Michael J. Spalding, unmarried, as of record in Book 6904,page 178, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plat referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1990 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever 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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31 day of July , 1990

Frances E. Brown
Frances E. Brown

James A. Brown
James A. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

James A. Brown and wife, Frances E. Brown

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 31st day of July, 19 90.

My commission expires: 3.26.94

Vicki Watts
Notary Public

VICKI WATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires: _____
Notary Public

JUL 31 9 PM '90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 427,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 19 90

COMMISSION EXPIRES 3-26-94 (AFFIX SEAL)

Vicki Watts
Notary Public

VICKI WATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**WARRANTY DEED**

FROM
JAMES A. BROWN AND WIFE,
FRANCES E. BROWN

TO
DREW S. BARKLEY AN WIFE,
CAROL A. BARKLEY

5237 07/31 0101 03CHECK 1486.10

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires: _____
Notary Public

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8164 PAGE 201

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 427000.00
CON TX 1409.10
PRFEE 1.00
WDEED 6.00
TOTAL 1416.10
CHECK 1416.10
07/31/90 01 15:28 0001 5237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45673

IDENTIFICATION REFERENCE

JUL 31 3 26 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 342002