CAROL A. LANG NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires JULY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF October, 1999

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

WARRANTY DEED

N-MCM-99-0319

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER'S AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tonya Barnes and husband Kenneth Barnes	Franklin Mortgage Funding	
NAME 816 West Nocturne Drive	NAME 25800 Northwestern Highway #875	070-03-A-16
ADDRESS Nashville, Tennessee 37207	ADDRESS Southfield, MI 48075	
CITY STATE ZIP	CITY STATE ZIP	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CUMBERLAND BUILDERS, INC., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TONYA BARNES AND HUSBAND KENNETH BARNES, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot No. 16 on the Final Plat, Phase 1, Nocturne Forest, of record in Plat Book 7900, Page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being a part of the property conveyed to Cumberland Builders, Inc. by deed from Chateau Associates Ltd., a Tennessee limited partnership of record in Book 11428, Page 317, Register's Office for Davidson County, Tennessee.

2111 10/21 0101 03CHECK 671.45

0614 8708

99OCT21 AM 9:18

unimproved ( )
This is improved (X) property, known as 816 West Nocturne Drive, Nashville, Tennessee 37207

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 5th day of October, 1999

Cathy Handgis, Vice President
Cumberland Builders, Inc.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me. . a Notary Public in and for said County and State. the within named Cumberland Builders. Inc. . the bargainor (s). with whom I am personally acquainted or proved to me on the basis of satisfactory evidence. and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville. Tennessee. this 5th day of October. 1999

My Commission Expires:

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me. Laura Gleaves. a Notary Public within and for said County and State aforesaid. personally appeared Cathy Hathaway and ____. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President of Cumberland Builders Inc. and ____ respectively of the the within named bargainor. and corporation. and that he as such Vice president and ____ being authorized so to do. execute the foregoing instrument for the purposes therein contained by signing the name of the corporation. by the said Cathy Hathaway as such Vice president.

Witness my hand and official seal at office at Nashville Tennessee on this the 5th day of October. 1999

My Commission Expires 3/23/02

Laura Gleaves
Notary, Public

LAURA GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commisison Expires MAR 23 2002

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path. Suite A
Hendersonville. Tennessee 37075

☐ 111 W. College Street
Murfreesboro Tennessee 37130

☒ 2000 Glen Echo Road Suite 209
Nashville Tennessee 37215

☐ 4733 Andrew Jackson Parkway. Suite 1-C
Hermitage Tennessee 37076

☐ 224 Old Hickory Boulevard Suite B
Nashville Tennessee 37221

☐ 1770 Kirby Parkway Suite 207
Forum Building II
Memphis Tennessee 38138

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11711 PAGE 504

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

CAMT
178500.00
CON TX 660.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 671-45
CHECK 671-45

10/21/99 01 09:22 0001 2111

99 OCT 21 AM 9:18

06:8708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529909