Instr:200007180070954 Page: 1 OF 2
REC'D FOR REC 07/18/2000 2:32:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $847.30

# WARRANTY DEED

Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES:. 5/20/02 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lawrence Vogan 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carnell Barnes | Carnell Barnes | 58/10/52 |
| (NAME) | (NAME) | |
| 4604 Lila Lane | 4604 Lila Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | Nashville, TN 37218 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, A.J. Johnson dba Cardinal Construction, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carnell Barnes a Single person,, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 4604 Lila Lane, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 12th day of July, 2000.

A.J. Johnson dba Cardinal Construction

By:

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared A.J. Johnson dba Cardinal Construction and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:
5/20/02

Notary Public

**First American Title Insurance Company**

# COMMITMENT

## SCHEDULE A

Case No. 11001457

### EXHIBIT A

Land in Davidson County, Tennessee, being described as follows:

Lot No. 25 on the Plan of Enchanted Hills Subdivision, Section 5, Phase II of record in Plat Book 9700, page 371, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Binkpatt, Inc. by Deed from Lila Spencer dated 4/25/97 and recorded 8/17/97, of record in Book 10552, page 351, and Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Dwayne L. Bell and wife, Beverly W. Bell by Deed from Binkpatt, Inc. dated 10/8/99 and recorded 10/15/99, of record in Book 11705, page 126, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to A.J. Johnson dba Cardinal Construction by Deed from Dwayne L. Bell and wife Beverly W. Bell dated 3/2/00 and recorded 4/3/00, of record in Inst# 200004030032840, Register's Office for Davidson County, Tennessee.

Property Address:
4604 Lila Lane
Nashville, Tennessee 37218

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.