Return to B-3403

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

NAME AND ADDRESS OF NEW OWNERS:
Bill K. Barnett
3512 Harborwood Circle
Nashville, TN 37214

SEND TAX BILLS TO:
1st Trust for Savings Bank
P.O. Box 17257
Memphis, TN 38187-0257

THIS INSTRUMENT PREPARED BY:
L. GILBERT ANGLIN
Attorney at Law
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 05/08/03 14:08 2pgs
Fees:13.00 Taxes:630.85

20030508-0062030

WARRANTY DEED

(Map 108, Group 12-O-B, Parcel 205-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Charles E. Michiels and wife, Paula A. Michiels**, ,have bargained and sold and do hereby transfer and convey unto **Bill K. Barnett and wife, Jennifer M. Barnett**, husband & wife their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING all of Lot No. 10, ON THE FINAL PLAT, SECTION ONE, HARBORVIEW, FINAL PHASE, according to plat and survey of record in Book 9700, page 192, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING the same property conveyed to Charles E. Michiels and wife, Paula A. Michiels by Warranty Deed of record in Book 11562, page 670, of the Register's Office of Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 10125, page 494, Book 10344, page 233, Book 10386, page 334 and Instrument #199912150303474; charter for Homeowner's Association in Book 10316, page 886; storm water detention agreement in Book 10937, page 376 and Book 7390, page 270; sanitary sewer and/or storm drain easement in Book 5856, page 80 and Book 5856, page 84; PUD boundary in Book 6900, page 581; by-laws in Book 10316, page 891; any and all matters of record and as shown in Plat Book 9700, page 192 and Book 6900, page 581; all of the Register's Office of Davidson County, Tennessee.

Property known as 3512 Harborwood Circle, Nashville, TN 37214

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs, and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2003 real property taxes which will be prorated at closing and paid by the grantees. The grantors agree to pay rollback taxes, if applicable.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this 31st day of March, 2003.

Charles E. Michiels

Charles E. Michiels

Paula A. Michiels

Paula A. Michiels

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Charles E. Michiels and wife, Paula A. Michiels,** the within named bargainors, 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, this 31st day of March, 2003.

My Commission Expires:

_____

Notary Public

PATRICK KRAWIETZ
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 10-18-2006

Patrick Krawietz

STATE OF TENNESSEE)
:ss
COUNTY OF ~~RUTHERFORD~~ Williamson)

State of Texas
County of Randall

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$170,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katrina Lewis

Affiant

Subscribed and sworn to before me this 31st day of March, 2003.

My Commission Expires:

12/29/05

KAREN L. TRUSTY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public