WARRANTY DEED

Return to:
Morrison Title, Inc.
2702 Greystone Rd.
Nashville, TN 37204
(615) 292-8950

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

Davidson County DEEDWARR
Recvd: 01/05/05 11:05 2 pgs
Fees:13.00 Taxes:428.83

20050105-0001799

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole R. Barnes	Nicole R. Barnes	161/13-0/31
(NAME) 5720 Brentwood Meadows Circle	(NAME) 5720 Brentwood Meadows Circle	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, **Edsel E. Bates and Wife, Pauline R. Bates** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole R. Barnes and Husband, Wade T. Barnes** , 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:

BEING Lot No. 48B Zone Lot Division Lot 48, Brentwood Meadows, Section Two, as shown by plat of record in Plat Book 5200, page 782 and amended by Plat Book 6250, Page689, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edsel E. Bates and wife, Pauline R. Bates, by Deed from Security Federal Savings and Loan Association of Nashville, dated April 24, 1992, filed for record on April 27, 1992, in Deed Book 8610, Page 558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5720 Brentwood Meadows Circle, Brentwood, TN 37027

(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 my/our hand(s) this _____ day of December, 2004.

Edsel E. Bates

Pauline R. Bates

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Edsel E. Bates and wife, Pauline R. Bates, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of December, 2004.

My Commission Expires:

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

Notary Public

File Number2411436

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