File No. 250302600

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 12-30-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/11/05 10:43 2 pgs
Fees:13.00 Taxes:342.25

20050411-0039474

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron F. Stephens	Byron F. Stephens	
(NAME)	(NAME)	
1001 Forest Harbor Ct.	Same	Map/Parcel 086-07-0-041
(ADDRESS)	(ADDRESS)	
Hendersonville, TN. 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Neal E. Barnes**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Byron F. Stephens**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 25, Phase I, Section Two JACKSON'S RETREAT, as of record in Plat Book 5200, Page 334 AND 335, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Neal E. Barnes by deed from Mary Beth Gardiner, Unmarried, dated September 28, 1990 and recorded October 2, 1990 in Deed Book 8207, Page 968 in Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 5741, Page 360, Deed Book 5200, Page 334, Deed Book 5972, Page 96, Deed Book 6077, Page 965, Register's Office of said County.

By-Laws as shown of record in Deed Book 5745, Page 294, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 5745, Page 283, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 1040 Jacksons Valley Road, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 8th day of April, 2005.

Neal E. Barnes

STATE OF Texas.
COUNTY OF Travis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Neal E. Barnes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Texas, Travis, this 7 day of April, 2005.

My Commission Expires: _____

Susan B. Cook
Notary Public

Witness my hand and official seal at this _____ day of _____, 2005.

Commission Expires: _____

SUSAN B. COOK
MY COMMISSION EXPIRES
May 2, 2005

Susan B. Cook
Notary Public

File Number: 250302600

RETURN TO:
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Mt. Juliet, TN 37122