File No. 250702306

WARRANTY DEED

MICHELLE MARIE MONTAGUE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Rhonda Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-25-06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 09/15/05 09:39 2 pgs
Fees:13.00 Taxes:466.20
20050915-0110944

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Russell	Suntrust Mortgage, Inc.	102-03-0-164.00
(NAME) 400 Annex Avenue	(NAME) P.O. Box 57028	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Irvine, California 92619-7028	
(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, WE, **Brandon Keith Barnes (also known as Brandon Barnes) and Aaron Lee Barnes (also known as Aaron Barnes)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rhonda Russell**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1210 on the Plan of Charlotte Park, Section 21, as of record in Plat Book 3700, Pages 10-11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 1210 fronts 80 feet on the easterly side of Annex Avenue, and runs back 156 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear on which it measures 66.19 feet.

Being the same property conveyed to Burnis J. Barnes and wife, Dorothy J. Barnes, by warranty deed from Jerry Wayne Hafner and wife, Susan B. Hafner, of record in Book 4903, Page 469, Register's Office for Davidson County, Tennessee. The said Dorothy J. Barnes pre-deceased Burnis J. Barnes leaving him as surviving tenant by the entirety. The said Burnis J. Barnes having since died leaving the Grantors, Brandon Keith Barnes and Aaron Lee Barnes, as Devisees under The Last Will and Testament of Burnis J. Barnes, which is of record in Instrument No. 20050726-0086815, Register's Office for Davidson County.

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 400 Annex Avenue, Nashville, TN 37209
(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), HER 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), HER 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 30th day of August, 2005.

Brandon Keith Barnes

Aaron Lee Barnes by Brandon Barnes as attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brandon 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 Brentwood, Tennessee, this 30th day of August, 2005.

My Commission Expires: 3-25-06

Notary Public

MICHELLE MARIE MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires MAR. 25, 2006

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Brandon Barnes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book _____, P 20050915-0110943 egisters Office for Davidson, the **Attorney-in-Fact** of Aaron Barnes (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 30th day of August, 2005.

My Commission Expires: 3-25-06

Notary Public.

MICHELLE MARIE MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires MAR. 25, 2006

File Number: 250702306

RETURN TO:
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