Davidson County DEEDWARR
Recvd: 03/17/06 14:37 2 pgs
Fees:13.00 Taxes:767.75

20060317-0031222

DE LISA G. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: May 24th 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Suite 214, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnathan Ezell and Kristin Ezell	**Johnathan Ezell and Kristin Ezell**	172-04-0A-118.00 CO
(NAME) **304 Splitwood Court**	(NAME) **304 Splitwood Court**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(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, **John A. Barnes, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnathan Ezell and wife Kristin Ezell**, 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:
304 Splitwood Court, Nashville TN 37221

Land in Davidson County, Tennessee, being Lot Number 36, on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), of record in Plat Instrument Number 20010920-0101749, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with easement for driveway and ingress/egress as set forth in Instrument number 20040311-0028217, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John A. Barnes by Warranty Deed from Carlotta M. Arthur, unmarried dated October 7, 2005 and filed for record on November 15, 2005 in Instrument Number 20051115-0137841 Register's Office for Davidson County, Tennessee.
ALSO being the same property conveyed to Carlotta M. Arthur by Warranty Deed from Corinthian Custom Homes, Inc. a Tennessee Corporation, dated February 27, 2004, in Instrument Number 20040304-0024854, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 304 Splitwood Court, Nashville TN 37221

(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 10th day of March, 2006

John A. Barnes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, **John A. Barnes**, with whom I am personally acquainted and who upon her oath acknowledged herself to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2006.

Commission expires: May 24th 2008

Notary Public

DE LISA G. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009