WARRANTY DEED

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,046.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/24/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Blvd., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Holmes	Crown Mortgage Services	95.03 - 78.00
(NAME)	(NAME)	
229 Theodore Road	833-C Wren Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Goodlettsville, TN 37072	
(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, I, **SIDNEY R. BARNETT AND WIFE, KATHY L. BARNETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL HOLMES, UNMARRIED**, 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:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 78.0 feet on the northeasterly margin of Theodore Road and extends back 146.3 feet on the northwesterly line and 152.1 feet on the broken southeasterly line to a dead end in the rear, measuring 79.0 feet thereon.

Being the same property conveyed to Sidney R. Barnett and wife, Kathy L. Barnett by Quitclaim Deed from Aaron Adams (Trustee), of record in Book 10557, page 18, dated August 4, 1997, Register's Office for Davidson County, Tennessee; AND Being the same property conveyed to Sidney R. Barnett by Deed of record in Book 10537, page 608, Register's Office for Davidson County, Tennessee; AND Being the same property conveyed to Mary Minor McMillin by Deed from William E. Daws and wife, Sheilah H. Daws, of record in Book 6856, page 817, dated March 14, 1986, Register's Office for Davidson County, Tennessee. The said Mary Minor McMillin died on August 15, 1996, and her Last Will and Testament was admitted to probate on August 29, 1996, by the Probate Court of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2133, page 87; all of record in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 229 Theodore Road, Nashville, TN 37214
(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 hand this 24th day of May, 2006.

Sidney R. Barnett

Kathy L. Barnett

Davidson County DEEDWARR
Recvd: 06/05/06 15:55 2 pgs
Fees:13.00 Taxes:421.97

20060605-0066433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sidney R. Barnett and wife, Kathy L. Barnett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of May, 2006.

Robin R. Keller
Notary Public

My Commission Expires: 11/24/08

