WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/06 14:42 2 pgs
Fees:13.00 Taxes:777.00

20060726-0090424

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT VAN HOOK BARNES	PrimeTrust Bank	Map 73-01/Parcel 266.00
(NAME)	(NAME)	
3906 MOSS ROSE DRIVE	P.O. Box 210618	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	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, **MONICA P. LANDEN and husband, JOSHUA A. LANDEN, and FRANCIS L. PEPPER and wife, MARTHA PEPPER, by and through MONICA P. LANDEN, ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT VAN HOOK BARNES, a single male,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Nos. 25 and 26 on the Map of B. E. Woodard's Subdivision of a part of the W. J. Tune Land, as of record in Book 974, pages 94 and 95, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point on the easterly margin of Moss Rose Drive at the intersection of the easterly margin of said Moss Rose Drive and the northern boundary line of the Riverwood Riding Academy; thence with the easterly margin of said Moss Rose Drive, northwardly 206.5 feet to the southwest corner of Lot No. 24 on said Map; thence with the line between said Lots Nos. 24 and 25, eastwardly 404 feet to the low water mark of the Cumberland River; thence with the low water mark of said Cumberland River, southwardly to the northern boundary line of said Riverwood Riding Academy; thence with the northern boundary line of said Riverwood Riding Academy, South 34 degrees, 43 minutes West, 433 feet to the beginning.

Being the same property conveyed to Monica P. Landen and husband, Joshua A. Landen, and Francis L. Pepper and wife, Martha Pepper by deed of record in Instrument No. 20031218-0180528, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

Monica P. Landen executes this instrument on behalf of Francis L. Pepper and wife, Martha Pepper pursuant to a Limited Power of Attorney which is recorded in Instrument No. 20060726-0090423, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land..

unimproved ☐

This is improved ☒ property, known as 3906 MOSS ROSE DRIVE, NASHVILLE, TN 37216

(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 21st day of July, 2006.

Francis L. Pepper
FRANCIS L. PEPPER

BY: Monica P. Landen
MONICA P. LANDEN, ATTORNEY IN FACT

Martha Pepper
MARTHA PEPPER

BY: Monica P. Landen
MONICA P. LANDEN, ATTORNEY IN FACT

Monica P. Landen
MONICA P. LANDEN

Joshua A. Landen
JOSHUA A. LANDEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONICA P. LANDEN AND HUSBAND, JOSHUA A. LANDEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 2006.

Commission expires: February 10, 2008

Larry D. Craig
Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONICA P. LANDEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney In Fact for FRANCIS L. PEPPER AND WIFE, MARTHA PEPPER, and is authorized by FRANCIS L. PEPPER AND WIFE, MARTHA PEPPER, to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of July, 2006.

Commission expires: February 10, 2008

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008