WARRANTY DEED

File Number: 60198

Davidson County DEEDWARR
Recvd: 09/15/06 08:45 2 pgs
Fees:13.00 Taxes:658.60

20060915-0114322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hills Lane, Suite 9, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy M Barnes	Countrywide Home Loans	183
(NAME) 4204 October Woods Drive	(NAME) 801 Cresent Centre Drive, Suite 610	5-O-A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Frankin, TN 37067	106-CO
(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, Jerron L Barnes, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy M Barnes, a single man, 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. 139 on the Plan of October Woods, revision One, Phase Two, Section Four, of record in Plat Book 7900, page 909 and amended in Book 9700, page 437 and 438, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerron. L. Barnes by Warranty Deed from Lifestyles Homes dated 11/29/99, of record in Book 11763, page 139, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 7900, Page 909; Book 9700, page 437and 438, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Subject to restrictions of Record in Book 5047, Page 656; Book 5047, page 661; Book 9840, page 276; 10548, page 501 Register's Office of said County.

Subject to easement and intrusion Easement in Book 8443, page 75, Register's Office for Davidson County,

Subject to Charter for HOA IN book 9840, page 259, Register's Office for Davidson County, Tennessee.

Subject to Easement to Untied Telephone Co. in Book 10766, page 666, Register's Office for Davidson County, Tennessee.

Subject to PUD Boundary in Pat Book 7900, page 909, Register's Office for Davidson County, Tennessee.

Subject to QCD for Common areas to HOA IN instrument No. 200004250041127, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement in Book 10854, page 119, Register's Office for Davidson County, Tennessee.

Subject to Deed of Conveyance in Book 11201, page 754, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 9840, page 267, Register's for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4204 October Woods Drive, Antioch, TN 37013

(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 31st day of August, 2006.

Jerron L Barnes

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerron L..Barnes, the bargainor(s), 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 Nashville, Tennessee this 31st day of August, 2006.

Commission expires: November 25, 2006

Sandra Golden Woods Notary Public