Davidson County DEEDWARR
Recvd: 08/14/07 15:01 3 pgs
Fees:18.00 Taxes:1117.40
20070814-0097254

CERTIFICATE OF AUTHENTICITY

I, Christopher R.Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, William D. Castleman, Jr., a notary public for this county and state Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 07/05/2011

270700650

File No. 270601459

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim Strickland	USAA Federal Savings Bank	147-10-0-008.00
(NAME) 4909 Darlington Court	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78230	
(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, **JOHN T. BARNETT AND JENNIFER BARNETT, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIM STRICKLAND AND JEFF STRICKLAND, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 165 on the Plan of Section Two, Caldwell Country Estates, as shown by plat of record in Plat Book 2663, Page 128, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John T. Barnett and Jennifer Barnett, Married, by Warranty Deed from Lynne Marie Uhrig, unmarried as file for record in Instrument No. 20031015-0152813, Register's Office for said County.

Subject to all matters as set forth per Plat Book 2663, Page 128, Register's Office of said County.

Sanitary Sewer, Storm Drainage, Water Main Easements as shown of record in Book 6209, Page 507, Register's Office for said County.

Restrictive Covenants of record in Book 1788, Page 108, Book 2907, Page 93, Book 2921, Pages 87 & 601, Register's Office of said 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 4909 Darlington Court, Nashville, TN 37211
(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), THEIR 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), 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/our hands this 31st day of July, 2007.

John T. Barnett

Jennifer Barnett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John T. Barnett and Jennifer Barnett, Married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2007.

Commission expires: Aug. 20, 2007

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 270601459

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027