WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/07 12:19 2 pgs
Fees:13.00 Taxes:521.70

20070913-0109886

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily K. Ramsey	Community First Bank & Trust	Map 173-5-A
(NAME) 1705 Red Jacket Drive	(NAME) 9045 Carothers Parkway	Parcel 3
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(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, **MATTHEW B. BARNES AND WIFE, KIMBERLY BARNES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY K. RAMSEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 3 on the Plan of Barnes Crossing Planned Unit Development as shown by Master Deed of record in Instrument #20050721-0084791, and amended by Instrument #20051114-0136938, Register's Office for Davidson County, Tennessee, and as shown on Plat of record in Instrument #20050128-0010427, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew B. Barnes and Kimberly Barnes, husband and wife, by deed dated January 27, 2006 from Ole South Properties, Inc., of record in Instrument #20060131-0011721, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes;(b) all matters appearing on the plan of record in Instrument #20050128-0010427 said Register's Office; (c) Master Deed and Bylaws of record in Instrument #20050721-0084791, as amended in Instrument #20051114-0136938 and in Instrument #20050805-0092480, Register's Office for Davidson County, Tennessee; and (d) Stormwater easement of record in Instrument #20050721-0084791, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1705 Red Jacket 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 our hands this 7th day of September, 2007.

Matthew B. Barnes

Kimberly 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 Matthew B. Barnes and Kimberly Barnes, the bargainor, 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 7th day of September, 2007.

Commission expires:



Notary Public