Davidson County DEEDWARR
Recvd: 01/07/08 13:08 2 pgs
Fees:13.00 Taxes:806.60

20080107-0001727

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: M. Craig Metz, Grantors
TO: Saijai N. and Patrick A. Barnes, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers		
Saijai N. and Patrick A. Barnes	Same as Owner	142-14-0-160.00
809 Harpeth Knoll Road		
Nashville, TN 37221		

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $218,000.00.

Affiant

Subscribed and sworn to before me this the 3rd day of January, 2008

My commission expires 5/23/09

NOTARY PUBLIC

My Commission Expires MAY 23, 2009

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **M. Craig Metz**, a married man hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Saijai N. Barnes and spouse, Patrick A. Barnes,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 676 on the plan of Section Three, Harpeth Woods, of record in Book 5200, page 270, Register's Office for said County.

Said Lot No. 676, which is a corner lot, fronts 138.1 feet on the southerly margin of Harpeth Knoll Road and fronts 103.6 feet on the easterly margin of Beech Bend Drive, said frontages being joined by a curve having a length of 37.5 feet, and extends back 135.2 feet on the southerly line and 120.4 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to M. Craig Metz by warranty deed, recorded October 1, 1993 in Book 9100, page 704, Register's Office for Davidson County, Tennessee.

Notary Seal present but could not be read

This conveyance is subject to: Taxes for 2008, and subsequent years: The Plan, with Owner's Certificate, of record in Book 5200, Page 270, said Register's Office, which Plan shows a 30 foot

Bill Garrett
Davidson County Register of Deeds

minimum building setback line from Harpeth Knoll Road and Beech Bend Drive and a easement for public utility and drainage purposes along the southeasterly corner of said lot. Restrictions contained in instruments of record in Book 5867, Page 193, amended in Book 5882, Page 261, said Register's Office.

Doris Ann Metz, spouse of M. Craig Metz, joins in this conveyance, solely to convey any and all marital interest she may have in subject property.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 809 Harpeth Knoll Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 31 day of December, 2007.

"GRANTORS"

M. Craig Metz

Doris Ann Metz

STATE OF Florida)
COUNTY OF Pinellas)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named M. Craig Metz and Doris Ann Metz, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Regions Bank this 31 day of December, 2007.

My commission expires: 8-3-11

Lucie F. Pemberton
Notary Public

{Seal}

LUCIE F. PEMBERTON
MY COMMISSION # DD 694708
EXPIRES: August 3, 2011
Bonded Thru Western Surety Co.