Gullett

WARRANTY DEED

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$382,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/21/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher H. Trabue **Helen L. Trabue**	SunTrust Mortgage, Inc.	**142-16-A-79CO**
(NAME) **1433 Hampshire Place**	(NAME) P. O. Box 79041	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Baltimore, MD 21279-0041	
(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, **H. T. Barrier, III and wife, Jean Phillips Barrier**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher H. Trabue and wife, Helen L. Trabue**, 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. 79 on the Plan of Devon Park, Phase II, as of record in Book 6250, page 432, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to H.T. Barrier, III and wife, Jean Phillips Barrier by deed from Kenneth L. Yonich and wife, Laura I. Yonick of record in Book 9747, page 991 Register's Office for Davidson County, Tennessee.

The conveyance is subject to:
Restrictive Covenants of Record in Book 6176, page 7 and Book 6541, page 542;
Charter of the Homeowner's Association of Record in Book 7372, page 862;
The Plan of Record in Book 6250, page 432;
Property Taxes for the current year

Davidson County DEEDWARR
Recvd: 05/30/08 15:47 2 pgs
Fees:13.00 Taxes:1413.40
20080530-0055442

unimproved ☐

This is improved ☒ property, known as **1433 Hampshire Place, Nashville, TN 37221**

(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 23rd day of May, 2008.

H. T. Barrier, III

Jean Phillips Barrier

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 H. T. Barrier and wife, Jean Phillips Barrier, the bargainors, 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 23RD DAY OF MAY, 2008.

Commission expires: 3-21-09

Notary Public

