File #2008173

Davidson County DEEDWARR
Recvd: 07/17/08 13:55 2 pgs
Fees:13.00 Taxes:747.40

20080717-0073507

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$202,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-20-2009

(AFFIX SEAL)

Lauren M. Rickard STATE OF TN NOTARY PUBLIC Williamson County

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Barnes	MAGNA BANK	Map 147-5
(NAME) 4842 Briarwood Drive	(NAME) ~~6525~~ QUAIL HOLLOW RD, 300	Parcel 8
(ADDRESS) Nashville, TN 37211	(ADDRESS) MEMPHIS, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Robert C. DeNovo and wife, Jamie S. DeNovo,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Dee Barnes and wife, Melissa Ingram Barnes,** 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. 555 on the Plan of Caldwell Hall, Section Fourteen of record in Plat Book 3300, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert C. Denovo and wife, Jamie S. Denovo by deed from R. Michelle Erickson Hackney and husband Charles Mark Hackney of record in Instrument Number 20041104-0133259, in the Register's Office for Davidson County, Tennessee, dated October 28, 2004.

This conveyance is subject to the following: Taxes for 2008 and subsequent years which have been prorated between the parties and subject to all matters shown on the Plan of record in Plat Book 3300, Page 77, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **4842 Briarwood Drive, 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 16th day of July, 2008.

Robert C. DeNovo

Jamie S. DeNovo

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Robert C. DeNovo and Jamie S. DeNovo, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 16th day of July, 2008.

Notary Public

My Commission Expires October 10, 2009

My Commission expires;_____

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067