Davidson County DEEDWARR
Recvd: 12/10/08 08:07 2 pgs
Fees:13.00 Taxes:466.20

20081210-0118954

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: June 19, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ben A. Merrill, Integrity Title Services, LLC, 2146 Decherd Blvd, Decherd, TN 37324

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyson W. Barnaby	Tyson W. Barnaby	96.11-O-89.00
(NAME)	(NAME)	
610 Philwood Dr.	610 Philwood Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37214	
(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, Glenn Davis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tyson W. Barnaby, and Shawn Rector, , 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:

Lot Number 607, Cloverhill, Section VIII, as shown by plat of record in Plat Book 2331, Page 10 and 11, 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 Glenn Davis by deed dated July 30, 2007, of record at instrument number 20070822-0100420, Register's Office of Davidson County, Tennessee.

Description copied from previous deed. No new survey was performed.

unimproved ☐

This is improved ☒ property, known as 610 Philwood Dr., Nashville, TN 37214

(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 my hand this 24th day of November, 2008.

Glenn Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before the undersigned Notary Public in and for said State and County, the within named Glenn Davis, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of November, 2008.

Commission expires: June 19, 2012

Ben A. Merrill Notary Public

STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY