THIS INSTRUMENT PREPARED BY INFO PROVIDED
BY PARTIES WITHOUT TITLE EXAM OR OPINION BY:
WILLIAM TIMOTHY HILL
SUN TRUST BANK BUILDING
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219
TEL: 615/256-1577

Davidson County DEEDWARR
Recvd: 01/06/09 11:27 3 pgs
Fees:18.00 Taxes:740.00
**20090106-0001173**

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| Neal Kent Barnhill and wife, Beverly Y. Barnhill<br>1411 Greenwood Avenue<br>Nashville, TN 37206 | Same | 14801001600 |

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

AFFIANT

SWORN to and subscribed before me this 31st day of December 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 3, 2012

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **NELLIE BEATRICE JONES nka NELLIE BEATRICE BARNHILL and HAROLD EDWARD BARNHILL,** by these presents do hereby sell and convey unto **NEAL KENT BARNHILL and BEVERLY Y. BARNHILL, husband and wife,** their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 164 on the Plan of Hillbrook Section III, as of record in Book 3300, page 84, Register's Office for said County.

Said lot fronts 75 feet on the north side of Willow Lane and runs back 158.3 feet on the east line and 164.6 feet on the west line to a dead line in the rear on which it measures 75 feet.

This conveyance is made subject to restrictions of record in Book 3460, page 295, said Register's Office of Davidson County, Tennessee, which shows an Owner's Certificate, certain easements and set-back lines.

Being the same real property conveyed from Samuel Robert Jones, Sr. by deed to Nellie Beatrice Jones, wife, dated October 11, 1967 and being of record at Book 1180, page 374, in the Register's Office of Davidson County, Tennessee. Samuel Robert Jones, Sr., now being deceased and having died on May 25, 1999.

This is improved property known as 262 Willow Lane, Nashville, TN.

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. Davidson County property tax for the year 2008 a lien but not yet due and payable.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 31st day of December, 2008.

Nellie Beatrice Jones, nka
Nellie Beatrice Barnhill
NELLIE BEATRICE JONES nka
NELLIE BEATRICE BARNHILL

Harold E. Barnhill
HAROLD EDWARD BARNHILL

STATE OF TENNESSEE )
COUNTY OF DAVISON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, Nellie Beatrice Jones nka Nellie Beatrice Barnhill and Harold Edward Barnhill, husband and wife, 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 31st day of December, 2008.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

**AFFIDAVIT**

I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

State of Tennessee )
)
County of Davidson )

Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

PHYLLIS ASHBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

MY COMMISSION EXPIRES: March 20, 2010.