File No. 290300573s

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$148,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/11/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090021095 DEEDWARR
Recvd: 03/31/09 13:55 2 pgs
Fees:13.00 Taxes:547.60

20090331-0028899

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Faye Hall		025-04-0-114.00
(NAME) 308 McCoin Drive	(NAME) Same As New Owner	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Helen C. Barker, Individually and as Trustee of Helen C. Barker Trust of May 8, 1997**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Faye Hall, an unmarried woman**, hereinafter called the grantee(s), Her 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. 1 on the Final Plat of Franklin Heights, Phase I - Section 2, as of record in Plat Book 6900, Page 856, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Helen C. Barker Trust of May 8, 1997 by Warranty Deed from Charles Robertson and wife, Frances Robertson, of record in Instrument 20041013-0123182, dated October 7, 2004 and filed for record on October 13, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 6900, Page 856, Register's Office for Davidson County, Tennessee; (3) Restrictions of record in Book 7775, Page 93, Register's Office for Davidson County, Tennessee; (4) Subject to a Sewer Easement of record in Book 4362, Page 992, Register's Office for Davidson County, Tennessee; (5) Subject to a Sewer Easement of record in Book 7387, Page 867, Register's Office for Davidson County, Tennessee; (6) Subject to a Sewer Easement of record in Book 7509, Page 978, Register's Office for Davidson County, Tennessee; (7) Subject to a Water Easement of record in Book 7825, Page 539, Register's Office for Davidson County, Tennessee; (8) Subject to an Ingress/Egress/Sewer/Utility Easement of record in Book 7866, Page 192, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 308 McCoin Drive, Goodlettsville, TN 37072
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 26th day of March, 2009.

Helen C. Barker, as Trustee of Helen C. Barker Trust of May 8, 1997

Helen C. Barker

Helen C. Barker, Individually

By: Helen C. Barker (Trustee)

Attest:

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Helen C. Barker, individually and as Trustee of Helen C. Barker Trust of May 8, 1997 the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of March, 2009.

Commission expires: 1/11/11

Brenda Huntsman

Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075