File No. 290301374

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090026880 DEEDWARR
Recvd: 04/23/09 14:50 3 pgs
Fees: 18.00 Taxes: 321.90
20090423-0037017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2009.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Walker	NEW OWNER	1330007800
(NAME)	(NAME)	
4837 Jonquil Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 , **Charles Leslie Barnett, a married person***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **James S. Walker and wife, Kim Walker**, hereinafter called the grantee(s), 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. 2, Final Plat of Charles L. Barnett Lots, Jonquil Drive, as shown on plat of record in Plat Book 11190, Page 120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Charles Leslie Barnett, a married person by Warranty Deed dated September 26, 1997, filed September 30, 1997, from James D. Cunningham and Jo Anne Cunningham, of record in Book 10626, Page 382, Register's Office for Davidson County, Tennessee.

*** Said property is not the marital residence of said seller.**

County of Davidson Taxes for the year 2008 paid February 24, 2009 in the amount of $905.17 and all subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID Number: 1330007800

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 11190, Page 120, Register's Office of 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 4837 Jonquil 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 GRANTEE(S), 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), 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/our hands this 7th day of April, 2009.

Charles Leslie Barnett

Charles Leslie Barnett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Charles Leslie Barnett, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 7 day of April, 2009.

Commission expires: 10/10/09

Notary Public

File Number: 290301374

RETURN TO:

Prepared by: The Title Shop, LLC
1616 Westgate Circle
Brentwood, TN 37027

Property Conveyance Agreement

This agreement is to clarify that Charles Leslie Barnett, a married person is conveying 2 outbuildings along with the property know as Lot 2, Final Plat of Charles L. Barnett Lots, Jonquil drive, as shown on plat of record in Plat Book, 11190, Page 120, Register's Office for Davidson County, to James S. Walker and wife, Kimberly A. Walker. This is improved property known as 4837 Jonquil Drive, Nashville, Davidson County, Tennessee 37211.

Charles Leslie Barnett 4/7/09

Charles Leslie Barnett Date