39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090027201 DEEDWARR
Recvd: 04/24/09 15:22 2 pgs
Fees:13.00 Taxes:1424.13
20090424-0037372

STATE OF TENNESSEE
COUNTY OF ____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF APRIL, 2009.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO., TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Barnes and Ann M. Barnes	Synovus Mortgage Corp.	105-13-368
(NAME) 913 Waldkirch Avenue	(NAME) 2204 Lakeshore Dr. #325	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Birmingham, AL 35209	
(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, I/WE, **Brooks D. Collier, Jr. and Shannon S. Collier**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David M. Barnes and Ann M. Barnes**, husband and wife, 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:

Being Lot No. 10, on the Map of E.L. Holt's Subdivision of Lot No. 6, Schmidt Property, Waverly Place, as of record in Book 547, page 71, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southerly side of Waldkirch Avenue and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to Brooks D. Collier, Jr. and wife, Shannon S. Collier by Warranty Deed from Della Hall, Edward A. Sadler, Sr., Edward A. Sadler, Jr. and Wayne E. Sadler, heirs of the Estate of Edna Jenkins, dated November 17, 2000 and recorded in Instrument No. 20001204-0118936 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 913 Waldkirch Avenue, Nashville, TN 37204

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, has 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 our hands this 20th day of April, 2009.

Brooks D. Collier, Jr.

Shannon S. Collier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Brooks D. Collier, Jr. and Shannon S. Collier**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of April, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON