WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090044499 DEEDWARR
Recvd: 07/02/09 10:48 2 pgs
Fees:13.00 Taxes:525.03
20090702-0061720

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2010~~. 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcia A. Kirchner	Bank of America, N.A.	075120F07700CO
(NAME)	(NAME)	
735 Tulip Grove Road # 211	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, Tennessee 37204	
(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, Travis C. Barnette and Vickie L. Barnette, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcia A. Kirchner, a single person, 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:

Land in Davidson County, Tennessee being Lot 77 a/ka Unit 211, Tulip Cove Townhomes, as shown on plan of record in Exhibit B of Master Deed recorded at Instrument no. 20050525-0059119, in The Register's Office, Davidson, Tennessee to which plat reference is hereby made for a more particular description.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to Travis C. Barnette and Vickie L. Barnette, by Quitclaim Deed dated November 21, 2007 from Rebecca A. Barnette and Travis C. Barnette of record in Instrument No. 20071121-0136483, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as 735 Tulip Grove Road # 211, Hermitage, TN 37076
(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 our hands this 30th day of June, 2009.

Travis C. Barnette

Vickie L. Barnette

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Travis C. Barnette and Vickie L. Barnette, 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 Franklin, Tennessee this 30th day of June, 2009.

Commission expires: March 20, 2010

Beth Triplett Notary Public

Beth Triplett
Notary Public
My Comm. Exp
03/20/2010
State of
TENNESSEE
Davidson County