BILL GARRETT, Davidson County
Trans:T20090049103 DEEDWARR
Recvd: 07/21/09 12:22 2 pgs
Fees:13.00 Taxes:832.50
20090721-0068484

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Aaron Allen, et ux 1114 Kendall Farms Drive Hendersonville, TN 37075	Same as New Owner	Map 18-12 Parcel 62

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BILLY R. BARNFIELD, JR. and wife, CYNTHIA R. BARNFIELD, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto AARON ALLEN and wife, KIMBERLY ALLEN, hereinafter referred to as 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 part of Lot No. 1 on the Subdivision of Mrs. Callie Utley's land at Goodlettsville, described according to a survey by Erle Drake, Surveyor, February 7, 1931, and more particularly described as Parcel A, described according to a survey by James A. Hamilton Surveyor, August 3, 1956, as follows:
>
> BEGINNING at a point in the westerly margin of the Nashville and Springfield Highway at the common corner of Tracts Nos. 1 and 3; thence following an old fence line South 84 deg. West 420 feet to a corner post; thence North 27 deg. West 74.4 feet to an iron pin and Parcel B; thence following the southerly line of Parcel B, North 70 deg. 48 min. East 390.88 feet to an iron pin in the westerly margin of said Highway; thence following said Highway South 28 deg. 31 min. East 168 feet to the point of beginning.
>
> BEING the same property conveyed to Billy R. Barnfield, Jr. and Cynthia R. Barnfield, by deed from Thomas L. Cunningham III, of record in Instrument No. 20050926-0115003, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 608 N. Main Street, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2009, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

BILLY R. BARNFIELD, JR.

CYNTHIA R. BARNFIELD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY R. BARNFIELD, JR. and wife, CYNTHIA R. BARNFIELD, 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, at office, this the 13th day of July, 2009.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
MY COMMISSION EXPIRES SEPTEMBER 7, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of July, 2009.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
MY COMMISSION EXPIRES SEPTEMBER 7, 2009