File No. 290501324

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090052258 DEEDWARR
Recvd: 08/03/09 11:13 2 pgs
Fees: 13.00 Taxes: 338.92
20090803-0072362

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,600.00

Carol McCrothen
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-06-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Berfalia Barahona	**Regions Mortgage**	133-16-0-240.00
(NAME) 4842 B Jonquil Dr.	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) Nashville, TN 37211	(ADDRESS) **Birmingham, Alabama 35244**	
(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 L. Barnett, married***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Berfalia Barahona, an unmarried person,** 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 on the Plan of M.D. Hale Property of record in Plat Book 6050, Page 191, 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 the same property conveyed to Charles L. Barnett, a married man by Warranty Deed dated September 28, 2000, filed October 4, 2000, from Margaret E. Hale, unmarried, of record by Instrument No. 20001004-0098672, Register's Office for Davidson County, Tennessee.

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

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 6050, Page 191, Register's Office of said County.

Easement for Water Service as shown of record in Book 6973, Page 499, Register's Office for said County.

Sewer Easement as shown of record in Book 8870, Page 895, Register's Office for said County.

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 4842 B Jonquil Dr., 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 30th day of July, 2009.

Charles L. Barnett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Charles L. 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 30th day of July, 2009.

Commission expires: 10/10/09

Notary Public

File Number: 290501324
RETURN TO:

Bridgehouse Title Company, LLC
342 Cool Springs Blvd
Suite 202
Franklin, TN 37067