File No. 290900159

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-20-2011
(AFFIX SEAL)

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickey Barbee	Wilson Bank & Trust	059-040-A-01800-C0
(NAME) 3044 Ewingdale Dr.	(NAME) 623 West Main Street	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Lebanon, TN 37087	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, it's successors, Tennessee Housing Development Agency, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rickey Barbee, an unmarried man**, hereinafter called the Grantee, his 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. 35 on the Final Plat of Phase I Brookview Subdivision, of record in Instrument 20050209-0015100 and corrected by Surveyor's Certificate of Correction in Instrument 20050826-0102256, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tennessee Housing Development Agency by deed from J. Phillip Jones, Substitute Trustee of record in Instrument 20090310-0021674 on 03/06/2009 and filed for record on 03/10/2009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument 20050209-0015100, Instrument 20050826-0102256;Restrictions of record in Instrument 20050207-0013977, Instrument 20050311-0027337;Sanitary Sewer and/or Storm Drainage Easement to Nashville of record in Book 6764, Page 59;Sanitary Sewer and/or Storm Drainage Easement to Nashville of record in Book 11472, Page 960;Stormwater Detention Agreement Easement to Nashville of record in Instrument 20050208-0014672, said Register's Office.

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 3044 Ewingdale Dr., Nashville, TN 37207
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

BILL GARRETT, Davidson County
Trans:T20090067079 DEEDWARR
Recvd: 10/02/09 10:07 2 pgs
Fees:13.00 Taxes:407.00
20091002-0091536

Witness our hands this 28th day of September, 2009.

Tennessee Housing Development Agency

By: _____

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

Before me, the undersigned a Notary Public of the state and county aforesaid, personally appeared Sharon Pommer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Asst. Director, for Tennessee Housing Development Agency, the within named bargainor, and that he/she as such Representative for Tennessee Housing Development Agency executed the foregoing instrument for the purpose therein contained, by signing his/her name as Asst. Director.

WITNESS MY HAND AND OFFICIAL SEAL, this the 29th day of September, 2009.

_____
NOTARY PUBLIC

My Commission Expires:

_____

MY COMMISSION EXPIRES:
November 22, 2010

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 290900159
RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

RB