WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Colleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2009.

Notary Public

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

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen Lincoln	Bank of America	119-08-103.00
(NAME)	(NAME)	
720 Greymont Drive	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37067	Dallas, Texas 75266-0694	
(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, I, **Justin Jordan Barnes, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colleen Lincoln, an unmarried woman** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 69 on the Map of Glencliff Estates, Section Two, of record in Book 1130, page 77, Register's Office for said County. Said Lot No. 69 fronts 100 feet on the southerly side of Greymont Drive and runs back between lines, 299.5 feet on the easterly line and 300 feet on the westerly line, to a dead line in the rear, measuring 93.8 feet thereon.

Being the same property that was conveyed to Jordan Fletcher Barnes and wife, Mary Virginia Barnes, by Warranty Deed from J. F. Mangrum and wife, Mildred M. Mangrum, dated September 25, 1947, of record in Book 1533, page 555, Register's Office for Davidson County, Tennessee. AND Being the same property that was conveyed to Mary Joyce Barnes Wolf and Rita Arlene Barnes by Will of Jordan F. Barnes filed in Probate Court and the Will of Mary Virginia Barnes is recorded in Will Book 173, page 861, both of Davidson County, Tennessee, and further conveyed to Rita Arlene Barnes by Quitclaim Deed from Mary Joyce Barnes Wolfe, joined by her husband, Donald Ray Wolfe, dated March 12, 1991, of record in Book 8582, page 154, in the Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Rita Arlene Barnes, unmarried, and Justin Jordan Barnes, unmarried, with right of survivorship, by Quitclaim Deed from Rita Arlene Barnes, unmarried, dated September 16, 2009, as of record in Instrument No. 20090917-0086750, Register's Office for Davidson County, Tennessee. The said Rita Arlene Barnes having since died and subject property being vested in Justin Jordan Barnes as surviving tenant.

This conveyance is subject to the following: Davidson County Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Map of record in Book 1130, page 77, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 720 Greymont Drive, Nashville, TN 37217
(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.

BILL GARRETT, Davidson County
Trans:T20090086658 DEEDWARR
Recvd: 12/28/09 11:29 2 pgs
Fees:13.00 Taxes:370.00

20091228-0117203

Witness my hand this 18th day of December, 2009.

Justin Jordan Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Justin Jordan Barnes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of December, 2009.

Notary Public

My Commission Expires: 12-06-2011

J. SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN