File No. 210010052

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

M. Lee Barrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2010.

Tracey Taylor
Notary Public

MY COMMISSION EXPIRES: 9.2.2013
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/19/10 08:07 3 pgs
Fees:18.00 Taxes:122.10
20100119-0004057

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Barrett Jr.	M. Lee Barrett Jr.	Map 15009014700
(NAME)	(NAME)	
100 Maxwell Crossing	Same	
(ADDRESS)	(ADDRESS)	
Brentwood, TN. 37027		
(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, **Property Acquisitions, Inc.**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **M. Lee Barrett Jr.**, married hereinafter called the grantee(s), 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 all of Lot No. 24-A, on the Zone Lot Division of Lots 21-30 Cherry Hills Section 12, of record in Plat Book 6250, Page 466, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Property Acquisitions, Inc. by deed from Terry Knapp and wife, Karen Knapp as of record in Instrument No. 20100113-0003181 Register's Office for said County.

All matters as set forth per Plat Book 6250, Pages 174-175, and Plat Book 6250, Page 466, said Register's Office.

Restrictions of record in Book 6436, Page 642, as amended of record in Book 6502, Page 152, 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 3263 Luann Drive, Antioch, TN 37013
(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), HIS 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), 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.

Witness our hands this 11th day of January, 2010.

Property Acquisitions, Inc.

By: _____

Gregory S. Baker, President

Attest: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory S. Baker with whom I am personally acquainted and who proved himself/herself to be the President of Property Acquisitions, Inc., a Tennessee Corporation, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 11th day of January, 2010.

Commission expires: 9.2.2013

_____
Notary Public

File Number: 210010052

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

