File No. 210020400

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 $53,633.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/04/10 10:33 3 pgs
Fees:18.00 Taxes:198.44
20100304-0016578

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Barrett Jr.	M. Lee Barrett Jr.	14806015300
(NAME) 100 MAXWELL CROSSING	(NAME) SAME	
(ADDRESS) BRENTWOOD TN 37027	(ADDRESS)	
(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, **Shaundria M. Thomas, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **M. Lee Barrett Jr.**, 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 Lot No. 11-B of the Zone Lot Division of Lots 9, 10, 11, 12 and 13, Bakertown Gardens, Section Two, as of record in Plat Book 6250, Page 407 amending Plat Book 6250, Page 147, 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 SHAUNDRIA M. THOMAS, UNMARRIED by deed from JERRY M. MATTHEWS, MARRIED of record in Book 11452, Page 164 on 04/19/1999 and filed for record on 04/28/1999, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 6250, Page 147, Plat Book 6250, Page 407, said Register's Office.

Restrictions of record in Book 6367, Page 924, 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 412 Derrick Court, 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 my/our hands this 26th day of February, 2010.

Shaundria M. Thomas

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Shaundria M. Thomas, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of February, 2010.

Commission expires: 9.2.2013

Notary Public

File Number: 210020400

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

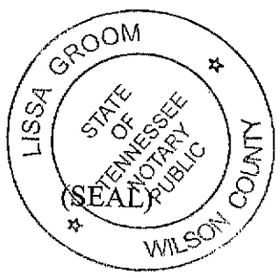
I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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