BILL GARRETT, Davidson County
Trans:T20110024302 DEEDWARR
Recvd: 04/26/11 10:21 2 pgs
Fees:13.00 Taxes:184.63
20110426-0031729

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC SMITH CO., TN

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-21-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Barton	Joseph C. Barton	44-15-0/95.00
(NAME)	(NAME)	
901 Berry Street	514 Hillwood Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Mt. Juliet, TN 37122	
(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, WE, **Jennifer Robinson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Barton and wife, Terri Barton,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 73, on the Plan of Section D, Village of Old Hickory, as shown by plat of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jennifer Robinson, unmarried by Warranty Deed from George F. Beard, unmarried dated March 5th, 2008 and filed for record on March 7th, 2008 in Instrument No.20080307-0023115, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2011 Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 901 Berry Street, Old Hickory, TN 37138
(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.

Witness my hand this 20 day of April, 2011.

Jennifer Robinson

Jennifer Robinson

STATE OF Florida

COUNTY OF Seminole

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Jennifer Robinson the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bank of America this 20 day of Apil, 2014

Commission expires: 04/01/2014

Notary Public

VICKIE V. WRAY
Notary Public, State of Florida
Commission# DD977271
My comm. expires April 1, 2014