BILL GARRETT, Davidson County
Trans:T20110031671 DEEDWARR
Recvd: 05/27/11 09:56 2 pgs
Fees:13.00 Taxes:703.00

20110527-0040696

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2011
Notary Public
MY COMMISSION EXPIRES: 11.5.2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marti B. Harbby and Calvin Harbby	Coldwell Banker Mtg	09704003400
(NAME)	(NAME)	
6000 Port Anadarko Trail	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Paul L. Barnard and wife, Jo Anne F. Barnard**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marti B. Harbby* and husband, Calvin Harbby**, 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:

* a married woman

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Paul L. Barnard and wife, Jo Anne F. Barnard, by Warranty Deed from Viking Homes, Inc., dated April 25, 1975 and filed of record in Book 4968, page 531, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 6000 Port Anadarko Trail, Hermitage, TN 37076

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, has 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 our hands this 25th day of May, 2011

Paul L. Barnard

Jo Anne F. Barnard

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, Paul L. Barnard and wife, Jo Anne F. Barnard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of May, 2011

Notary Public

My commission expires: 12/23/14

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY