WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2011.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jade L. Anderson	Access National Mortgage	09610021800
(NAME)	(NAME)	
2903 Dunmore Drive	1800 Robert Fulton Dr. Ste. 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110035502 DEEDWARR
Recvd: 06/14/11 13:37 2 pgs
Fees:13.00 Taxes:389.98
20110614-0045516

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, **Jeremiah Scott Barnhart and Holly R. Barnhart, Husband and Wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jade L. Anderson and husband, Brandon Colby Anderson**, hereinafter called the GRANTEE(S), their heirs and/or 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. 42 on the Plan of Twin Lawn Subdivision, as of record in Plat Book 2331, Page 9, 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 JEREMIAH SCOTT BARNHART, UNMARRIED by Deed from CHARLIE H. COTHERN AND WIFE, PAULETTE COTHERN, dated 07/29/2005 and filed for record on 08/02/2005 in Instrument No. 20050802-0090305, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 2331, Page 9, said Register's Office.

Holly R. Barnhart joins in this conveyance to convey any and all rights she may have in this property.

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 2903 Dunmore Drive, Nashville, TN 37214
(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), their heirs and/or 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), their heirs and/or 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 9th day of June, 2011.

Jeremiah Scott Barnhart by Jerry Witherington his attorney in fact
Jeremiah Scott Barnhart By: Jerry Witherington
His attorney in Fact

Holly R Barnhart by Jerry Witherington
Holly R. Barnhart By: Jerry Witherington, her attorney in Fact
Her Attorney in Fact

State of TN
County of Wilson

On this 9th day of June, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jerry Witherington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Jeremiah Scott Barnhart, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20110614-0045514, Register's Office of Davidson County, Tennessee.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of TN
County of Wilson

On this 9th day of June, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jerry Witherington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Holly R. Barnhart and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20110614-0045515, Register's Office of County, Tennessee.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

~~RETURN TO:~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return To: Bell & Alexander Title Services, Inc.
8110 Isabella Lane Ste. 200
Brentwood, TN 37027