WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110053949 DEEDWARR
Recvd: 08/31/11 14:42 2 pgs
Fees: 13.00 Taxes: 715.95
20110831-0067613

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Corey Barnes	Same	172030B08000CO
(NAME)	(NAME)	
5861 Woodlands Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(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, **Susan C. Briley, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William Corey Barnes and Jennifer Minton Connally, husband and wife,**, 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. 80 on the plan of The Woodlands, Phase 2, of record in Plat Book 6900, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan C. Briley by Deed from Mary S. Briley, dated 05/15/2003 and filed for record on 05/20/2003 in Instrument 200305200068689, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 497, Plat Book 6900, Page 635, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7334, Page 109, said Register's Office.
Restated and Amended Restrictions of record in Book 7408, Page 250, said Register's Office. Said restrictions were amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, Book 8643, Page 675, said Register's Office.
Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6710, Page 495, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7091, Page 428, said Register's Office.
Storm water Detention Agreement of record in Book 7336, Page 3, said Register's Office.
Deed of Conveyance of record in Book 8541, Page 230, said Register's Office.

Deed of Conveyance of record in Book 8541, Page 241, said Register's Office.
Deed of Conveyance of record in Book 8541, Page 247, said Register's Office.
Charter of record in Book 8454, Page 246, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 8472, Page 310, said Register's Office.
County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 5861 Woodlands Avenue, Nashville, TN 37211
(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 26th day of August, 2011.

Susan C Briley
Susan C. Briley

State of Tennessee
County of Williamson

Personally appeared before me Susan C. Briley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2011.

Notary Public
My Commission Expires: 11/12/13

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027