WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140005239 DEEDWARR
Recvd: 01/23/14 10:47 2 pgs
Fees:13.00 Taxes:698.93
20140123-0006408

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACENTA MACLIN AND DURANN MACLIN, WIFE AND HUSBAND	Bank of America, N.A.	151090A15400 CO
(NAME) 4349 Cambridge Drive	(NAME) 4500 Amon Carter Blvd	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Ft. Worth, TX 76155	
(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, I, Charlotte Barnes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACENTA MACLIN AND DURANN MACLIN, WIFE AND HUSBAND, 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:

Land in Davidson County, Tennessee, being Lot No. 154, as shown on the map entitled Phase II, Section 1, Long Hunter Chase, of record in Plat Book 7900, Page 763 and 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charlotte Barnes, by deed of record in Instrument Number 20120229-0017328 , Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Phase II, Section 1, Long Hunter Chase of record in Plat Book 7900, Page 763 and 764, Register's Office for Davidson County, Tennessee. Subject to restrictions of record in Book 9430, Page 251; Book 9534, Page 938; Book 9534, Page 942; Esements in Book 2336, Page 532; Book 4428, Page 568; Book 4535, Page 351; Book 8197, Page 288; Book 4717, Page 515; Charter in Book 9433, Page 953; Quitclaim Deed conveying common area to Long Hunter Chase Homeowners Assn. in Book 9432, Page 792; Certificate of Resolution in Book 9432, Page 789; Surveyor's Certificate of Correction changing street name on Plat of Long Hunter Chase Phase 2, Section I in Plat Book 7900, Pages 763 and 764 of record in book 9473, page 43, and all matters shown on the Plan of record in Plat Book 7900, Pages 763 and 764, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4349 Cambridge Drive, 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 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 17th day of January 2014.

Charlotte Barnes by John Eric Kittrell, Attorney-in-Fact
her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 17th day of January 2014 before me personally appeared John Eric Kittrell, the person who executed the foregoing instrument on behalf of Charlotte Barnes, and acknowledged that he executed the same as the free act and deed of the said Charlotte Barnes, through Power of Attorney granted HIM by the said Charlotte Barnes.

Witness my hand and official seal at Franklin, Tennessee this 17th day of January 2014.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017