THIS INSTRUMENT WAS PREPARED BY
Return to
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140018471 DEEDWARR
Recvd: 03/19/14 13:54 2 pgs
Fees:13.00 Taxes:991.60
20140319-0022778

ROBERT L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **268,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY March, 2014.

Notary Public

MY COMMISSION EXPIRES: 2-23-15

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naida Barnett	Same as New Owner	MAP
2062 Sherbrooke Lane		PARCEL 180-04-0A-066.00-CO
Nashville, TN 37211		
(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, **Britt Sellers and wife, Margaret Sellers**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Naida Barnett**

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. 77 on the Plan of Revision One, Section Three, Highland Creek of record in Plat at Instrument No. 20030716-0099524, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Britt Sellers and spouse Margaret Sellers by Deed from Andrew C. Vaughn and spouse, Maria K. Vaughn of record at Instrument No. 20100330-0023666, Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on March 30, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2062 Sherbrooke Lane, Nashville, TN 37211.**

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 the 13th day of March, 2014.

Britt Sellers by Sam F Anderson Attorney in fact
Britt Sellers by Samuel F. Anderson, Attorney in Fact

Margaret Sellers by Sam F Anderson Attorney in fact
Margaret Sellers by Samuel F. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of March, 2014.

My Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Samuel F. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of , Britt Sellers and Margaret Sellers as their Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 13th day of March, 2014.

My Commission expires 2/23/2015 Robert L Sanders
Notary Public

ROBERT L. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY