WARRANTY DEED

PATRICIA A. HOLDEN NOTARY PUBLIC FAYETTE COUNTY GEORGIA EXPIRES Oct. 10, 2016

STATE OF Georgia
COUNTY OF Fayette
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

James D Hart Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2014.

Patricia A Holden
Notary Public

MY COMMISSION EXPIRES: 10/10/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Joe Barton	Joe Barton	07513020400
(NAME)	(NAME)	
514 Hillwood Drive	514 Hillwood Drive	
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122	Mt Juliet, TN 37122	
(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, we, **James D. Hart Jr. and Wife, April M. Hart**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joe Barton and Terri Barton, 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 all of Lot No. 72, on the plan of Hermitage Hills - Section One, of record in Plat Book 2900, Pages 48 and 49, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to James D. Hart, Jr. and wife, April M. Hart by Warranty Deed dated 6/24/1997 from Scott Campbell and wife, Tamela Rena Campbell and recorded 6/27/1997 of record in Book 10507, Page 187, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2900, Page 48, and Plat Book 2900, Page 49, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 303 Bonnalynn Drive, Hermitage, TN 37076
(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,

BILL GARRETT, Davidson County
Trans: T20140048509 DEEDWARR
Recvd: 07/08/14 10:44 2 pgs
Fees: 13.00 Taxes: 253.45
20140708-0059933

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Suite 100
Mt. Juliet, TN 37122

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 our hands this 3rd day of July, 2014.

James D. Hart Jr.

April M. Hart

State of Georgia
County of Fayette

Personally appeared before me James D. Hart Jr. and April M. Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of July, 2014.

Notary Public
My Commission Expires: 10/10/2016

PATRICIA A HOUSTON NOTARY PUBLIC FAYETTE COUNTY GEORGIA EXPIRES Oct. 10, 2016

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