WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055125 DEEDWARR
Recvd: 07/30/14 10:00 3 pgs
Fees:18.00 Taxes:666.00
20140730-0067784

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Randy L Barton	Franklin American Mortgage Company	09704006200
(NAME)	(NAME)	
6007 Port Anadarko Trail	501 Corporate Centre Dr, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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, **Danna Barnard Francis, Executor of the Estate of Robert F. Barnard, Danna Barnard Francis, Weakley Edward Barnard and David Alan Barnard**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Randy L Barton and Pamela J. Barton, Husband and Wife as joint tenants with right of survivorship**, 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. 112 on the plan of Section Two, Lake Park, of record in Plat Book 4300, Page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert F. Barnard and wife, Frances Barnard by Warranty Deed dated 08/25/1977 from Carl H. Boatman and wife, Wanda H. Boatman of record in Book 5188, Page 962, Register's Office for Davidson County, Tennessee. The said Frances Barnard (aka Evelyn Frances Barnard) predeceased Robert F. Barnard having died 02/01/2012 leaving Robert Barnard as sole surviving tenant by the entirety. The said Robert Francis Barnard having since died testate on 12/11/2013 devising subject property to Weakley Edward Barnard, Danna Lynn Barnard Francis and David Alan Barnard as evidenced by the Last Will and Testament of Robert Francis Barnard filed in Probate No. 14P572, in the Probate Court Clerk's Office for Davidson County.
Danna Lynn Barnard Francis and Danna Barnard Francis being on in the same person.

All matters as set forth per Plat Book 4300, Page 66, said Register's Office.
Restrictive Covenants of record in Book 4443, Page 212, said Register's Office.

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 ☐

File No.: 01288-21470
SMG TN Warranty Deed

This is improved ☑ property, known as 6007 Port Anadarko Trail, 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, 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 25th day of July, 2014.

DANNA BARNARD FRANCIS, EXECUTOR FOR THE ESTATE OF ROBERT F. BARNARD

Danna Barnard Francis
Executor for the Estate of Robert F. Barnard
Danna Barnard Francis
Executor for the Estate of Robert F. Barnard

Danna Barnard Francis

Weakley Edward Barnard
By: Danna Barnard Francis as His Attorney in Fact
Weakley Edward Barnard
By: Danna Barnard Francis as His Attorney in Fact

David Alan Barnard
By: Danna Barnard Francis as His Attorney in Fact
David Alan Barnard
By: Danna Barnard Francis as His Attorney in Fact

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danna Bernard Francis, the Executor for the estate of Robert Francis Barnard ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2014.

Tracey Trumphour
Notary Public
My Commission expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TN
County of Wilson

On this 25th day of July, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Danna Barnard Francis, 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 Weakley Edward Barnard, 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. 20140730-0067782 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 25th day of July, 2014.

Tracey Trumphour
Notary Public
My Commission expires: 8.14.17

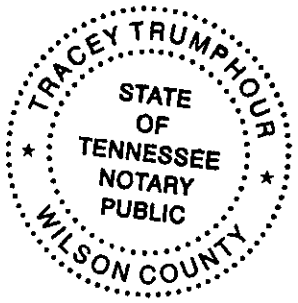
TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danna Barnard Francis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of July, 2014.

Notary Public
My Commission Expires: 8.14.17



State of TN
County of Wilson

On this 25th day of July, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Danna Barnard Francis, 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 David Alan Barnard, 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. 20140730-0067783 Register's Office of County, Tennessee.

Witness my hand and official seal this 25th day of July, 2014.

Notary Public
My Commission expires: 8.14.17



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