Davidson County DEEDWARR
Recvd: 08/04/14 10:04 3 pgs
Fees:18.00 Taxes:915.75
20140804-0069460

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2014

Notary Public

MY COMMISSION EXPIRES: 7-5-16

K. CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MST 2014-0624

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny V. Crow, Jr.	Renasant Bank	15600006400
(NAME)	(NAME)	
7979 Highway 100	2001 Park Place #650	
(ADDRESS)	(ADDRESS)	
Nashville, TN37221	Birmingham, AL 35203	
(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, **Carolyn M. Barry and spouse, Jon D. Barry,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnny V. Crow, Jr. unmarried man,** 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, lying and being in the Ninth Civil District of Davidson County, State of Tennessee, and being Lot Number 26 on the plan of Harpeth Heights, Section 5 (not of record), and being more particularly described as follows:

Beginning on the southerly margin of Highway 100 at a point 341 feet west of the Northwest corner of the property conveyed to Alvin W. Terrell and Son, Inc., by deed from E. U. Buchi and wife, of record in Book 3927, Page 899, Register's Office for Davidson County, Tennessee; runs thence South 6 degrees West 210.1 feet to the northerly margin of a gravel road (driveway); thence with the northerly margin of said gravel road, North 78 degrees West 462 feet to the easterly margin of Temple Road; thence with said margin, North 1 degree East 16.5 feet to the southerly margin of Highway 100; thence with the said margin North 78 degrees East 485 feet to the beginning, being described according to a mortgage loan inspection by J. S. Brenner, dated April 22, 1993 (note: all bearings are scaled).

Included in the above description, but excluded therefrom is the following portion of subject property conveyed to the State of Tennessee by instrument of record in Doc. No. 20030401-0042714, said Register's Office as follows:

Beginning at the point of intersection of the existing south margin of SR 100 and the existing east margin of SR 100, said point of intersection being 34.42 feet right of SR 100 proposed centerline station 105+14.76; thence with said existing south margin easterly 288 feet more or less to a point, said point being 32.60 feet right of SR 100 proposed centerline station 108+02.68: thence with the proposed south margin of said road (1) S 60 degrees 09' 38" W 55.96 feet (2) S 79 degrees 27' 04" W 237.23 feet to a point, said point being 45.17 feet right of SR 100 proposed centerline station 105+12.32: thence with said existing east margin northerly 11 feet more or less to the point of beginning, containing 3739 square feet.

Being the same property conveyed to Carolyn M. Barry and spouse, Jon D. Barry by deed from Barbara Ann Hale Fiser, married of record in Instrument No. 20051121-0140300 Register's Office for Davidson County, Tennessee, dated November 18, 2005 and recorded on November 21, 2005.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2014 a lien, not yet due and payable. Deed and Order of possession to the Harpeth Valley Utilities District of record in Instrument Number 200004140037727, in the Register's Office for DavidsonCounty, Tennessee. Subject to the Right of Way of Temple Road. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.

This property, known as 7979 Highway 100, Nashville, TN 37221

(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/our hand(s) this 30th DAY OF July, 2014

Carolyn M. Barry by Yvette Meldrum her atty in fact

Carolyn M. Barry by Yvette Meldrum as her attorney in fact

Jon D. Barry by Yvette Meldrum his atty in fact

Jon D. Barry by Yvette Meldrum as his attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Carolyn M. Barry and John D. Barry, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Carolyn M. Barry and John D. Barry, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book _____, page _____, Register's Office of Williamson County, Tennessee.

20140804-0069459

Witness my hand and official seal, this the 30th day of July, 2014 KC

_____
Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON