# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140059449 DEEDWARR
Recvd: 08/13/14 11:40 2 pgs
Fees:13.00 Taxes:490.25
20140813-0073126

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-18-17

(AFFIX SEAL)

PAM S. ATCHLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kelly L. Barrick | American Financial Resources, Inc. | 00900023000 |
| (NAME) | (NAME) | |
| 7916 Ridgewood Road | 9 Sylvan Way | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Parsippany, NJ 07054 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kathleen J. Orr-Maddox, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kelly L. Barrick and Joseph P. Barrick, husband and wife, 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:

Situated in the 14th Civil District of Davidson County, Tennessee, being Tract No. 2 according to an unrecorded survey for The Bobby Milliken Property by Jack L. Head, RLS Tennessee No. 670, 2127 Memorial Boulevard, Springfield, Tennessee dated May 16, 1997, as follows:

Beginning at an iron pin (old) in the north margin of Ridgewood Road, said pin being the most southeast corner of property of Sharon Z. Faircloth, as appears in Deed Book 9060, page 811, Register's Office for Davidson County, Tennessee and continuing as follows: with said margin of Ridgewood Road S 73 deg. 03 min. 10 sec. E 50.00 feet to an iron pin (new) at the most southwest corner of and the true BEGINNING POINT of this tract and continuing as follows: leaving the margin of Ridgewood Road and with a new line to Milliken N 21 deg. 58 min. 18 sec. E 1259.27 feet to an iron pin (new), thence continuing with a new line to Milliken S 73 deg. 03 min. 10 sec. E 138.60 feet to an iron pin (new), thence continuing with a new line to Milliken 18 deg. 30 min. 39 sec. W 1254.91 feet to an iron pin (new) in the north margin of Ridgewood Road, thence with the said margin N 73 deg. 03 min. 10 sec. W 214.64 feet to the point of beginning.

Being the same property conveyed to Kathleen J. Orr-Maddox by Warranty Deed from Kathy H. Burns of record in Instrument #20070209-0017323, and by Quitclaim Deed from Terry Wayne Maddox of record in Instrument # 20130918-0098375, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 11679, Page 247, said Register's Office.

This conveyance is subject to right of way easement to Tennessee Gas Transmission Company as disclosed in deed of record in Book 3830, Page 947, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 7916 Ridgewood Road, Goodlettsville, TN 37072
(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 4th day of August, 2014.

Kathleen J. Orr-Maddox

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 4th day of August, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathleen J. Orr-Maddox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

5-3-16