Davidson County DEEDWARR
Recvd: 08/18/14 13:50 3 pgs
Fees:18.00 Taxes:913.90
20140818-0074684

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2014.

Notary Public

My commission expires: 12-27-15

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Robert Franklin Barnett III	F+M Bank	**181-11-0-B-076.00 CO**
7351 Autumn Crossing Way	10 Cadillac Dr. Ste 100	
Brentwood, TN 37027	Brentwood, TN 37027	

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,

Lyndsey A. Westphal, n/k/a Lyndsey A. Todd, and husband, Nicholas W. Todd.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Franklin Barnett III, a single man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 76 on the Final Plat of Concord Place II, Phase 2, of record in Instrument 200711200136051, Register's Office for Davidson County, Tennessee, now known as of The Hills at Concord Place, Phase Three, according to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200509140110829, amended in Instrument 200612280160254, Instrument 200711290138688, Instrument 200712260147287, and Instrument 200806270066661, Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lyndsey A. Westphal, an unmarried woman, and Nicholas W. Todd, an unmarried man, as joint tenants with rights of survivorship by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20080714-0071816 Register's Office for Davidson County, Tennessee, dated July 10, 2008 and recorded on July 14, 2008.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 7351 Autumn Crossing Way, Brentwood, TN 37027.

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 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 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 HANDS EFFECTIVE AS OF August 15, 2014:

Lyndsey Westphal n/k/a Lyndsey Todd

Lyndsey A. Westphal n/k/a Lyndsey A. Todd

Nicholas W. Todd

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Lyndsey A. Westphal n/ka Lyndsey A. Todd and Nicholas W. Todd, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of August, 2014.

My Commission Expires: 6-5-16

Notary Public

20141283R

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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

State of Tennessee

County of Williamson

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

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).