WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091490 DEEDWARR
Recvd: 12/08/14 09:28 2 pgs
Fees:13.00 Taxes:444.00
20141208-0112000

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Barrios	New Owner	
(NAME) 434 William Wallace Dr.	(NAME)	173-5A-202 CO
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(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, **SARAH ROBERTS ALBRITTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESUS BARRIOS AND MARIA A. BARRIOS, 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:

Being all of Lot No. 202 (Two Hundred Two) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, re-recorded at Instrument Number 20050805-0092480 and Amended of record in Instrument Numbers 20051114-0136938 and 20071227-0147998, of the Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Sarah Roberts, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 31st day of May, 2006 in Instrument No. 20060531-0063656, in the Register's Office of Davidson County, Tennessee. Sarah Roberts has since married and is now known as Sarah Roberts Albritton.

This was never the marital residence for the Grantor.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the boundary plat of record in Instrument No. 20050128-0010427, said Register's Office; and (c) master deed of record in Instrument No. 20050721-0084791, re-recorded at Instrument No. 20050805-0092480, as amended by instrument(s) of record in Instrument Nos. 20051114-0136938 and 20071227-0147998, said Register's Office; (d) Easement to Metro, recorded in Instrument No. 20050811-0095171, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1742 Red Jacket Drive, Antioch, TN 37013
(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 21 day of November, 2014.

Sarah Roberts Albritton

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Roberts Albritton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of November, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public