This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P14-0811-D2

BILL GARRETT, Davidson County
Trans:T20150000079 DEEDWARR
Recvd: 01/02/15 09:30 2 pgs
Fees:13.00 Taxes:1035.63
20150102-0000114

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Michael V. Barnes
8045 Highway 70 South
Nashville, TN 37221

Send Tax Bills To:
Inland Bank & Trust Corp.
1900 West State Street
Geneva, IL 60134

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, I,
Connie D. Hughes, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Michael V. Barnes and wife, Kari D. Barnes

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:

Lying and being in Davidson County, Tennessee, and being Lot 1 of the Second Revision to the Final Plat of Anna Rebecca Estates of record in Plat Book 9700, Page 273, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Connie D. Hughes, unmarried, by deed from Jeffrey R. Hodges, dated December 20, 1996, and of record in Book 10274, Page 749, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Highway 70 also known as Highway 70 South.

This property is subject to all matters shown on a plat of record in Book 9700, Page 75 as revised in Book 9700, Page 91 and Book 9700, Page 273, in the Register's Office of Davidson County, Tennessee.

This property is subject to the terms and conditions of a Joint Driveway Easement Maintenance Agreement of record in Book 10274, Page 747, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 8045 Highway 70 South, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2014 Davidson County Taxes which have been prorated and paid;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 31st day of December, 2014.

Connie D. Hughes

STATE OF TENNESSEE
COUNTY OF DICKSON

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

Witness my hand and official seal this the 31st day of December, 2014.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/14/18

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2014.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/14/18

Map: 127
Parcel: 278.00