# WARRANTY DEED

Return to: Birthright Title & Escrow LLC
2734 N Mt Juliet Road
Mt. Juliet, TN 37122
615.288.4599

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mark A. Burnett | Bank of America | 176-01-0A-015.00 |
| (NAME) | (NAME) | |
| 5144 Singing Hills Drive | 4500 Amon Carter Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Ft. Worth, TX 76155 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, **Theresa Loraine Barnhill and husband, and James Edward Barnhill Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark A. Burnett, a married 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, being Lot No. 15 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which is made for a more complete description.

Being the same property conveyed to Theresa Loraine Barnhill and husband, and James Edward Barnhill Jr., by deed of record in Instrument Number 20061214-0154348, Register's Office Davidson County, Tennessee.

Subject to all matters as shown on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, Tennessee. Easement of record in Instrument No. 20010208-0012477, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20010814-0087812, Register's Office for Davidson County, Tennessee. Charter of The Estates of Hickory Woods HOA recorded in Instrument No. 20010809-0085970, Register's Office for Davidson County, Tennessee. Deed to The Estates of Hickory Woods HOA recorded in Instrument No. 20010814-0087811 and re-recorded in Instrument No. 20011023-0115250, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5144 Singing Hills Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150029940 DEEDWARR
Recvd: 04/21/15 09:56 2 pgs
Fees:13.00 Taxes:703.00
20150421-0035358

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 hands this 17th day of April, 2015.

Theresa Loraine Barnhill

James Edward Barnhill Jr.

State of FLORIDA
County of HILLSBOROUGH

Personally appeared before me Theresa Loraine Barnhill and James Edward Barnhill Jr., with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of April, 2015.

Notary Public
My Commission Expires: 12-4-15

File No.: 9361

SAMANTHA PERZ
Notary Public - State of Florida
My Comm. Expires Dec 4, 2015
Commission # EE 148468
Bonded Through National Notary Assn.