BILL GARRETT, Davidson County
Trans:T20150057337 DEEDWARR
Recvd: 07/15/15 09:57 3 pgs
Fees:18.00 Taxes:673.40
20150715-0068885

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15340FA

Send Tax Bills To:
Franklin American Mortgage Co.
501 Corporate Centre Dr., Ste. 400
Franklin, TN 37067

New Owner is:
Stephen Douglas Kinnaird
3084 Delta Queen Drive
Nashville, TN 37214-1132

MAP: 062-02-0B

PARCEL: 150.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Leslie D. Barnhart and Pamela A. Barnhart**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stephen Douglas Kinnaird, unmarried**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **3401 Cain Harbor Drive, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 50, on the Plan of Abbington Park, a Planned Unit Development, Phase One, Section Four, of record in Instrument Number 20050110-0003256, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Leslie D. Barnhart and Pamela A. Barnhart, husband and wife, by Quitclaim Deed from Leslie D. Barnhart and Pamela A. Barnhart, as Trustees of The Barnhart Family Trust, dated 2/10/06, said instrument dated 4/29/14 and recorded 5/8/14 in Instrument No. 20140508-0039359; and being the same property previously conveyed to Leslie D. Barnhart and Pamela A. Barnhart, as Trustees of The Barnhart Family Trust, dated 2/10/06, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated 5/5/06 and recorded 5/9/06 in Instrument No. 20060509-0054226, in the Register's Office of Davidson County, Tennessee.

LDB PAB

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of July, 2015.

GRANTOR(S):

Leslie D Barnhart

LESLIE D. BARNHART

Pamela A. Barnhart

PAMELA A. BARNHART

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Leslie D. Barnhart and Pamela A. Barnhart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of July, 2015.

_____
NOTARY PUBLIC
My Commission Expires:_____

See Attached

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$182,000.00**.

_____
AFFIANT

SWORN TO and subscribed before me this 1st day of July, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

_____
NOTARY PUBLIC
My commission expires:_____

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino

On 07/01/15 before me, Jennifer Emery, notary public, personally appeared ***Leslie D Barnhart, Pamela A Barnhart***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JENNIFER EMERY
Commission # 1964003
Notary Public - California
San Bernardino County
My Comm. Expires Dec 23, 2015

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: July 1, 2015 # of Pages: 2

Signer(s) Other Than Named Above: None