Davidson County DEEDWARR
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Fees:13.00 Taxes:418.10
**20150901-0088814**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| The Kendrick Group, LLC | The Kendrick Group, LLC | 081 08 0 105.00 |
| (NAME) | (NAME) | |
| 1822 9th Ave North | 8109 Hilldale Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Thirteen Thousand And No/100 Dollars ($113,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wenford Barnes and Nettie B. Barnes, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **The Kendrick Group, LLC**, 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 the Northerly 42 feet of Lot No. 367 on the map of North Nashville Real Estate Plan of Lots of record in Book 21, Page 105, Register's Office for said County.

Said part of said Lot No. 367 fronts 42 feet on the East side of 9th Avenue North and runs back between parallel lines 168.00 feet to an alley in the rear.

Being the same property conveyed to Wenford Barnes and Nettie B. Barnes by Indenture from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. dated September 8, 1997 and recorded September 15, 1997 in Book 10608, Page 514, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 1822 9th Ave North, Nashville, TN 37208

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, has 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 our hands this 31st day of August, 2015.

Wenford Barnes

Wenford Barnes

Nettie B. Barnes

Nettie B. Barnes

STATE OF Tennessee

County OF Williamson

I, Laurie Mathis Harris a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Wenford Barnes and Nettie B. Barnes, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of August, 2015.

Laurie Mathis Harris

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

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