BILL GARRETT, Davidson County
Trans:T20160012045 DEEDWARR
Recvd: 02/12/16 11:17 2 pgs
Fees:13.00 Taxes:111.00
20160212-0013777

01288-30050

WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan Albarran	NEW OWNER	133-00-0-140.00
(NAME)	(NAME)	
71 Thompson Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles Leslie Barnett, a married person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Juan Albarran, a married man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 3, on the Final Plat of Charles L. Barnett Lots Jonquil Drive, of record in Plat Book 11190, Page 120, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles Leslie Barnett, a married person by Warranty Deed from James D. Cunningham and Jo Anne Cunningham, dated September 26, 1997 and recorded September 30, 1997 of record in Book 10626, Page 382, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 11190, Page 120, in the Register's Office for Davidson County, Tennessee.
Access Easement of record in Instrument Number 20151221-0127996 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-30050
SMG TN Warranty Deed

This is improved ☑ property, known as 4839 Jonquil Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 19th day of February, 2016.

Charles Leslie Barnett

State of Tennessee
County of Williamson

Personally appeared before me Charles Leslie Barnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of February, 2016.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

