WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires May 6, 20

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett, III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rochelle Center	NEW OWNER	136100 037.00
(NAME)	(NAME)	
1020 Southside Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Kristina Halcomb Barnhart**, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rochelle Center**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract or parcel of land in Davidson County, State of Tennessee(the "Property", described as follows,to wit:

Land in Davidson County, Tennessee, being Lot No. 486 on the Plan of Priest Lake Park, Section 7-A, as of record in Plat Book 5200, Page 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kristina Halcomb, unmarried by Warranty Deed from Noel Armand Roy and wife, Kelly Jung Roy, filed for record 06/27/2006 in Instrument No. 20060627-0076827, Register's Office for Davidson County, Tennessee. The said Kristina Halcomb is now married and is known as Kristina H. Barnhart.

The Grantor is married, but the above described property was never used as their primary residence.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3409 Meadowlake Terrace, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160030345 DEEDWARR
Recvd: 04/14/16 12:16 2 pgs
Fees:13.00 Taxes:654.90
20160414-0035762

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 our hands this 12 day of April, 2016.

Kristina Halcomb Barnhart

State of TEXAS

County of Collin

On this 12 day of April, 2016, before me, a Notary public in and for said County and State, personally appeared Kristina Halcomb Barnart, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public QUAZI RAHMAN

My Commission Expires: 01/17/2018

QUAZI T RAHMAN
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 01/17/2018
NOTARY ID 129680503