This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16217

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160035571 DEEDWARR
Recvd: 04/29/16 13:07 2 pgs
Fees:13.00 Taxes:784.40
20160429-0042188

Send Tax Bills To:
New Owner

New Owner is:
Kevin Barnett
857 Avenue A
Redondo Beach, CA 90277

MAP: 061-16-0

PARCEL: 073.00

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, **Janet Taylor Dunigan** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kevin Barnett and Arian Barnett, husband and wife,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:
Improved Property Commonly Known As: **1300 Cardinal Ave., Nashville, TN 37216**

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. 4, Block "B", on the map of Greenland Estates, of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the southwesterly side of Cardinal Drive, formerly Martha Avenue, and runs back 202 feet on the northwesterly line and 202.75 feet on the southeasterly line to the northwesterly margin of Greenland Avenue, measuring 50 feet thereon.

BEING the same property conveyed to Janet Taylor Dunigan by Quitclaim Deed from Virginia B. Taylor, dated 2/22/06 and recorded 2/24/06 in Instrument No. 20060224-0021869; and being the same property previously conveyed to C.N. Taylor and wife, Virginia Burton Taylor, by Warranty Deed from Robert W. Gregory and wife, Helen L. Gregory, dated 5/28/59 and recorded 5/28/59 in Book 2908, Page 367, Register's Office for Davidson County, Tennessee.

Subject property has never been the residence of Janet Taylor Dunnigan and/or her spouse.

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, their 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 herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of April, 2016.

GRANTOR(S):

JANET ~~TAYLOR~~ DUNIGAN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Janet Taylor Dunigan** , 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 28th day of April, 2016.

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 12-22-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$212,000.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of April, 2016.

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

NOTARY PUBLIC
My commission expires: