WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054844 DEEDWARR
Recvd: 06/28/16 09:14 2 pgs
Fees:13.00 Taxes:214.60

20160628-0065625

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dorris D. Barnes	Dorris Barnes	120-01-0/52.00
(NAME)	(NAME)	
3 Portrush Ct	3 Portrush Ct.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bridget M. Abel, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dorris D. Barnes, married,** 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 Lot No. 35 on the Map of First Addition of Miro Meadows, of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bridge M. Abel, unmarried by deed from Stephen Lynch, Executor of the Estate of Rachel Claire Lynch Dodd dated June 18, 2001 and filed for record June 20, 2001 as Instrument No. 20010620-0065403 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.
Subject to any and all matters appearing on the Plan of record in Plat Book 1424, page 106, Register's Office for Davidson County, Tennessee.

Subject to an easement of record in Book 4292, page 91, Register's Office for Davidson County, Tennessee.
Taxes for the current year have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 1201 Catina Drive, Nashville, TN 37217
(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 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 my/our hands this 27th day of June, 2016.

Bridget M. Abel

State of Tennessee
County of Davidson

Personally appeared before me Bridget M. Abel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201606035

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO. TN