Davidson County DEEDWARR
Recvd: 07/26/16 12:19 3 pgs
Fees:18.00 Taxes:532.80
20160726-0076818

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF JULY, 2016,

Notary Public

MY COMMISSION EXPIRES: 01-01-2020
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Triple 4 Homes LLC	Triple 4 Homes LLC	133 11 0 156.00
(NAME)	(NAME)	
3804 Bunny Dr.	1807 Cynthiana Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Four Thousand And No/100 Dollars ($144,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Leroy Flippen Barden, IV, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Triple 4 Homes 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 Lot No. 190 on the Plan of Section Two, Valley View Meadows, of record in Book 3600, page 60, Register's Office for said County.

Said Lot No. 190 fronts 70.31 feet on the northeasterly margin of Bunny Drive and extends back 120.86 feet on the northwesterly line and 146.30 feet on the southeasterly line to a broken line in the rear, measuring 110.44 feet thereon.

Being the same property conveyed to Kathy L. Hagerman and Leroy Flippen Barden, IV, as Joint Tenants with right of survivorship by Quitclaim Deed from Kathy L. Hagerman dated February 1, 2016 and recorded February 8, 2016 as Instrument No. 201602080011683, in said Register's Office for Davidson County, Tennessee. The said Kathy L. Hagerman died April 13th, 2016 and as such vesting to be Leroy Flippen Barden, IV, a married man.

File Number: FRN-164576SSO

The spouse of Leroy Flippen Barden, IV does not join in the execution of this instrument as this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

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.

unimproved ☐
This is improved ☒ property, known as 3804 Bunny Dr., Nashville, TN 37211

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 21st day of July, 2016.

Leroy Flippen Barden, IV

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Leroy Flippen Barden, IV, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: FRN-164576SSO

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