This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 11502011800

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Pina C. Patel and Shane Brown
4040 Pineorchard Place
Antioch, TN 37013

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **DONALD A. BARNES, JR. AND LAURANCE M. BARNES, HUSBAND AND WIFE** "Grantors" have this day bargained and sold and do hereby transfer and convey unto **PINA C. PATEL AND SHANE BROWN, HUSBAND AND WIFE,** "Grantees", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 35 in the Crestmeade Subdivision, Section I, as of record in Book 2331, page 153, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

SAID Lot No. 35 fronts 158 feet on the southwesterly margin of Davidson Road and runs back 266 feet on the southeasterly line and 232 feet on the northwesterly line to a dead line measuring 161.7 feet thereon.

BEING the same property conveyed to Donald A. Barnes, Jr. and spouse Laurance M. Barnes, by Warranty Deed from Stuart C. Wheeler and spouse Melba C. Wheeler, dated March 15, 2000, appearing of record in Instrument No. 200003200028072, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 2331, page 153 , Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Record Book 4913, page 436, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1023 Davidson Road, Nashville, TN, 37205.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They is lawfully seized and possessed of said parcel of real estate, and that They has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20160069119 DEEDWARR
Recvd: 08/10/16 09:01 2 pgs
Fees:13.00 Taxes:1424.50
20160810-0083025

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 22nd day of July, 2016.

Donald A. Barnes, Jr.

Laurance M. Barnes

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Donald A. Barnes, Jr. and Laurance M. Barnes, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 22nd day of July, 2016.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4-20-20

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22nd day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 4-20-20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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