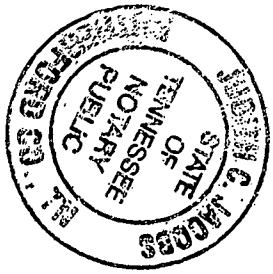
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Sherry Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 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
Wendell Burns Leslie Burns	Wendell Burns	173-10-0A/93.00
(NAME)	(NAME)	
3105 Barnes Bend Drive	3105 Barnes Bend Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160085601 DEEDWARR
Recvd: 09/29/16 10:16 2 pgs
Fees:13.00 Taxes:1069.30
20160929-0102667

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, We, **Erica Lynne Smith, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wendell Burns and Leslie Burns, husband and wife,** 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. 69 on the Plan of Revision One, Section 1 of Phase 2, Barnes Bend estates of record in Instrument No. 20071003-0117933, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description there of.

Being the same property conveyed to Erica Lynne Smith, an unmarried woman by deed from The Jones Company of Tennessee, LLC a Missouri Limited liability company dated April 24, 2008 and filed for record April 29, 2008 as Instrument NO. 20080429-0043684 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record shown in Instrument NO. 20071003-01179633 in the Register's Office for Davidson County, Tennessee.

Subject to easements of record in Instrument No. 20040907-0107464 and 20050524-005816 and 20040413-0041473, in the Register's Office for Davidson County, Tennessee.

Subject to the conveyance of Open Space to the Homeowner's Association of record as Instrument No. 20100520-0039082, 20111019-0081238, 20141210-107422 and 20151204-0122206 all in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record as Instrument NO. 20050624-0058309 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.

Taxes have been prorated and all subsequent taxes have been assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 3105 Barnes Bend Drive, Antioch, TN 37013
(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 28th day of September, 2016.

Erica Lynne Smith

Erica Lynne Smith

State of Tennessee
County of Davidson

Personally appeared before me Erica Lynne Smith, 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 28th day of September, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-22

File No.: 201609027

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.