Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160086113 DEEDWARR
Recvd: 09/30/16 11:08 2 pgs
Fees:13.00 Taxes:1109.63
20160930-0103259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2016.

Notary Public

My commission expires: 11/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Veronica Birdwell	new owner	
545 Hickory Trail Drive		101-00-0-153.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM R. BARTO AND THERESA L. BARTO, HUSBAND AND WIFE, AND TYRONE H. BARTO, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VERONICA BIRDWELL,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: B. unmarried

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section II, Hickory Trail Farms of record in Plat Book 4460, Page 194, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William R. Barto and wife, Theresa L. Barto and Tyrone H. Barto by Quitclaim deed from William R. Barto and wife, Theresa L. Barto of record in Instrument No. 20130405-0033983 Register's Office for Davidson County, Tennessee, dated March 27, 2013 and recorded on April 05, 2013. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 545 Hickory Trial Drive Nashville, Tennessee 37209.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 545 Hickory Trail Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of September, 2016.

William R. Barto
William R. Barto

Theresa L. Barto
Theresa L. Barto

Tyrone H. Barto
Tyrone H. Barto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William R. Barto Theresa L. Barto, and Tyrone H. Barto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2016.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017