BILL GARRETT, Davidson County
Trans:T20160087951 DEEDWARR
Recvd: 10/06/16 08:41 2 pgs
Fees:13.00 Taxes:462.50
20161006-0105583

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of September, 2016, by and between Gwendolyn T. Cranford, Danita Johnson and Florence Estella Cranford,* party of the first part, and Wenford Barnes and Nettie B Barnes, husband and wife, party of the second part.

*all unmarried,

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot NO. 91 on the plan of Haynes Manor, Sec. I, as of record in Book 3600, Page 85, Register's Office for said County.

Said Lot No. 91 fronts 65.44 feet on the southerly side of Vanderhorst Drive, and extends back between lines, 135 feet to a dead line in the rear, and measures 63.5 feet.

Being all or part of the same property conveyed to Gwendolyn T. Cranford, Danita Johnson and Florence Estella Cranford by virtue of that certain Quit Claim Deed dated May 3, 2008, and being of record at Instrument No. 20080508-0047939 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Gwendolyn T. Cranford by virtue of Warranty Deed dated June 23, 1966 at Book 4030, Page 722 in the said Register's Office.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record in Book 3829, page 720 and in Book 3840, page 404, said Register's Office; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Gwendolyn T. Cranford by Danita C. Johnson, AIF
Attorney in Fact

Danita Johnson

Florence Estella Cranford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Danita C Johnson and Florence Estella Cranford, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

State of Tennessee
County of Davidson

On this 30th day of September, 2016, before me personally appeared Danita C, Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gwendolyn T. Cranford, and who acknowledged that he executed the same as the free act and deed of Gwendolyn T. Cranford.

WITNESS my hand and official seal at office this 30th day of September, 2016.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

STATE OF Tennessee

COUNTY OF Davidson

Danita C Johnson, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Gwendolyn T. Cranford, the principal.

This 30th day of September, 2016

Danita C Johnson

Sworn to and subscribed before me by 30th day of September, 2016

Notary Public

My Commission Expires _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Wenford Barnes and Nettie B Barnes
4437 Enchanted Circle, Nashville, TN 37218

Tax Parcel No 05915008700

Property Address: 729 Vanderhorst Dr.
Nashville, TN 37207

MAIL TAX BILLS TO: OWNER AT OWNER'S ADDRESS

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $125,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Wenford Barnes
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of September, 2016.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019