BILL GARRETT, Davidson County
Trans:T20160088011 DEEDWARR
Recvd: 10/06/16 09:17 2 pgs
Fees:13.00 Taxes:1350.50

20161006-0105648

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0424

Map-Parcel No. 133-01-0-282.00

Property Address:
523 Raymond Street, Nashville, TN 37211

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
new owner

Grantees' Name, Address:
JAMES MATTHEW BARKSDALE and JESSICA LUNDY
523 Raymond Street
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CHRIS CHILDRESS, married, and MARK TURNER, married,** hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **JAMES BARKSDALE and JESSICA NICOLE LUNDY, husband and wife**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 272, as shown on the map entitled the Map of Sunrise Heights, Second Addition, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with property described in the ordinance to close, vacate and abandon Hill Road by the Metropolitan Government of Nashville and Davidson County, by Bill No. 78-940, Metropolitan County Council and approved on July 21, 1978.

BEING a portion of the property conveyed to CHRIS CHILDRESS and MARK TURNER from WILMA JAYNE COLLINS, by deed dated February 22, 2016, and recorded on February 26, 2016, in Instrument No. 20160226-0018275, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN WAS NEVER THE PLACE OF RESIDENCE OF THE GRANTORS OR THE GRANTORS SPOUSES.

This is improved property known as 523 Raymond Street, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters on the Plan of record in Plat Book 421, page 46, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 3rd day of October, 2016.

Chris Childress

CHRIS CHILDRESS

Mark Turner

MARK TURNER

By: Chris Childress Attorney in Fact

Chris Childress, Attorney-in-Fact, of record in Instrument No. *20161006-0105647**, RODC, TN**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned Notary Public, in and for said County and State, the within named, **CHRIS CHILDRESS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, executed same as the within instrument for the purposes therein contained.

WITNESS my hand and seal this 3rd day of October, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 3rd day of October, 2016, before me personally appeared **CHRIS CHILDRESS**, 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 **MARK TURNER**, and who acknowledged that she, executed same as the free act and deed of **MARK TURNER**.

WITNESS my hand and seal this 3rd day of October, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$365,000.00**.

Affiant

SWORN TO and subscribed before me on this 3rd day of October, 2016.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 11/18/16