Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0455

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160092212 DEEDWARR
Recvd: 10/19/16 09:44 2 pgs
Fees:13.00 Taxes:654.90
20161019-0110341

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 2/6/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne M. Barnett	Origin Bank	097-05-0-011.00
(NAME)	(NAME)	
618 Larchwood Drive	1800 Hudson Lane, Ste. 2A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Monroe LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Kristi M. Eubanks,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anne M. Barnett and Colin M. Woods,** wife and husband, 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. 39 on the Plan of Hickory Bend Subdivision, Section 7, as of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 78 feet along the southwesterly margin of Larchwood Drive and runs back 249.2 feet on the southeasterly line and 241.6 feet on the northwesterly line to a line at the rear, measuring 21.1 feet thereon.

Being the same property conveyed to Kristi M. Eubanks, unmarried by Warranty Deed from G. Scott Bradford and wife, Wendy F. Bradford f/k/a Wendy F. Ellison, dated 11/30/05 and recorded 12/5/05 in Instrument Number 20051205-0146161, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 618 Larchwood Drive, Nashville, TN 37214
(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 13th day of October, 2016.

Kristi M. Eubanks

State of Tennessee
County of Sumner

Personally appeared before me Kristi M. Eubanks, 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 13th day of October, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 162298

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019