Davidson County DEEDWARR
Recvd: 10/27/16 12:32 4 pgs
Fees:23.00 Taxes:2538.20
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#33302

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33302-10-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $686,000.00. Affiant Subscribed and sworn to before me this 26th day of October, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Guy Patrick Hennessy Barnard, Sarah Ruth Barnard 4318 Sunnybrook Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 03 0 033 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly W. Landstreet, IV and wife, Julia Fry-Landstreet**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guy Patrick Hennessy Barnard and Sarah Ruth Barnard, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4318 Sunnybrook Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of October, 2016.

Julia Fry-Landstreet

Beverly W. Landstreet IV by _____ his attorney in fact
Beverly W. Landstreet, IV, by Julia Fry-Landstreet,
his Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julia Fry-Landstreet,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2016.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

_____ Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia Fry-Landstreet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Beverly W. Landstreet, IV, and she is authorized by Beverly W. Landstreet, IV to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of October, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

_____ Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 of Block 9 on the Plat of John Calhoun's Resubdivision of a part of Royal Oaks Subdivision, as of record in Book 547, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet 5 inches on the northerly side of Sunny Brook Drive and runs back 188 feet 4 inches on the westerly line and 195 feet on the easterly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Beverly W. Landstreet, IV and wife Julia Fry-Landstreet, by deed dated June 16, 1989 from Edwin B. Anderson, Jr. and wife Beverly L. Anderson of record in Book 7869, page 106, and re-recorded in Book 7872, page 337, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 547, page 167, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

