Davidson County DEEDWARR
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20170103-0000474

WARRANTY DEED

SHEILA K. REBURN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-19-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mae E. James	New Owner	053 16 0 099.00
(NAME)	(NAME)	
100 Clifton Ct.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Five Thousand And No/100 Dollars ($195,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joey Barker, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mae E. James, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being the North part of Lot 1 on 'the Plan of Clifton Place, as of record in Book 2854, page 86, Register's Office for said County, described according to a survey made by Hal K. Swann, dated March 2, 1968, as follows:

BEGINNING at a point in the westerly margin of Clifton Court, at the northeast corner of the property conveyed to Alton Rex Agee and wife, by deed of record in Book 3764, page 379, Register's Office, said point being 90 feet north of the common easterly corner of Lots Nos. 1 and 2; thence westerly along Agee's northerly line and parallel to the line between Lots 1 and 2; thence westerly along Agee's northerly line and parallel to the line between Lots 1 and 2, 114.1 feet to a point; thence northwardly 122.6 feet to a point In the southerly margin of Pitt Avenue; thence with the margin of the same, easterly 90 feet to a point at the beginning of a curve; thence around said curve, southeasterly 40.73 feet to a point in the westerly margin of Clifton Court, thence with the margin of the same, southerly 85 feet to the point of beginning.

Being the same property conveyed to Walter H. Carter, Trustee of The 100 Clifton Court Trust by Warranty Deed from Linda E. Dalton, unmarried, and Bernard Brian Dalton, unmarried, as tenants in common dated July 8, 1999 and recorded July 12, 1999 in Book 11569, Page 71, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joey Barker and wife, Valerie Barker by Quit Claim Deed from Walter H. Carter, Trustee of the 100 Clifton Court Trust dated March 19, 2002 and recorded March 28, 2002 as Instrument No. 20020328-0038131, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joey Barker by Quit Claim Deed from Valerie Barker dated May 24, 2005 and recorded June 2, 2005 as Instrument No. 20050602-0062342, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 100 Clifton Ct., Old Hickory, TN 37138

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, has 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 our hands this 30th day of December, 2016.

Joey Barker

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Joey Barker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2016.

Notary Public

My Commission Expires: 9-22-20

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges the this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

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