Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel Ward	F & M Bank	059-12-0-043.00
405 & 407 Revels Drive	900 N. Washington Avenue	
Nashville, TN 37207	Cookeville, TN 38501	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wenferd Barnes and wife, Nettie B. Barnes,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Samuel Ward and Allan Smith,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section One, Highland Trace Subdivision of record in Plat Book 5200, Page 580 as corrected by Surveyors Certificate of Correction of record in Book 6149, Page 817, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Wenford Barnes and wife, Nettie B. Barnes by Cash deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington D.C. of record in Book 8117, page 386, Register's Office for Davidson County, Tennessee, dated May 23, 1990 and recorded on May 29, 1990. (Value or consideration shown in aforementioned deed $32,000.00.) Being also known as 405 & 407 Revels Drive Nashville, Tennessee 37207.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 405 & 407 Revels Drive, Nashville, TN 37207

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20170000702 DEEDWARR
Recvd: 01/04/17 11:56 2 pgs
Fees:13.00 Taxes:277.50
20170104-0000811

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 hand this the 6th day of December, 2016.

Wenferd Barnes

Wenferd Barnes

Nettie B. Barnes

Nettie B. Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wenferd Barnes and Nettie B. Barnes,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of December, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016104871

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON