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McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
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(1)

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3166**

BILL GARRETT, Davidson County
Trans:T20170005164 DEEDWARR
Recvd: 01/19/17 09:29 2 pgs
Fees:13.00 Taxes:3452.10
20170119-0005784

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WARRANTY DEED

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, **Michael Lee Hargrove and spouse, Mary Beth Hargrove,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jason Cory Barnett and Jennifer Rebecca Barnett, husband and wife,** hereinafter "Grantee", 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 No. 2 on the Revision of Lots 1 through 8 on the Plan of Chickering Valley, as of record in Book 2854, page 58, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southwesterly margin of Chickering Lane, at the corner of Lot Nos. 2 and 4 on said Plan; thence with the margin of said Lane southeasterly along a slight curve to the left 204.4 feet to a point; thence continuing with said Lane easterly 5.7 feet to a point; continuing with said Lane along a slight curve to the right 148.6 feet to the beginning of a curve, at the entrance to Hillsboro Pike; thence along said curve southeasterly 42.8 feet to a point in the westerly margin of Hillsboro Pike; thence with the same margin southerly 279.2 feet to a point; thence leaving said Hillsboro Pike North 61 deg 30 min West 339.1 feet to a corner of Lot Nos. 2 and 4; thence with the line between said lots northeasterly 197 feet to the point of beginning.

Being the same property conveyed to Michael Lee Hargrove and spouse, Mary Beth Hargrove by Warranty Deed from Alan C. Winfield and spouse, Barbara L. Winfield, dated 10/19/1992 and filed for record on 11/13/1992 in Book 8785, page 225, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2105 Chickering Lane, Nashville, Tennessee, 37215.

Map and Parcel: 15802000100

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

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

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 17th day of January, 2017.

Michael Lee Hargrove -Grantor

Mary Beth Hargrove -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Lee Hargrove and Mary Beth Hargrove, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 2/19/2020

WILLIAM DAVIS NOSWAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Jason Cory Barnett and Jennifer Rebecca Barnett	new owner
2105 Chickering Lane	
Nashville, TN 37215	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$933,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 17th day of January, 2017.

Affiant

NOTARY PUBLIC

My commission expires:

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020