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

17-0032

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170016710 DEEDWARR
Recvd: 02/27/17 09:50 2 pgs
Fees: 13.00 Taxes: 621.60
20170227-0019096

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2017

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
Cody M. Hudson	Guaranteed Rate, INC.	033-16-0-127.00
(NAME)	(NAME)	
237 Slayton Drive	3940 N Ravenswood	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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, **Bobby Glenn Barnes, a/k/a Bobbie Glenn Barnes, as Trustee of the Bobby Glenn Barnes, a/k/a Bobbie Glenn Barnes Family Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cody M. Hudson, a single person**, 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. 127 on the Plan of Primrose Meadows, Section II, of record in Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby Glenn Barnes, a/k/a Bobbie Glenn Barnes, as Trustee of the Bobby Glenn Barnes, a/k/a Bobbie Glenn Barnes Family Trust, by Quitclaim Deed from Bobby Glenn Barnes, a/k/a Bobbie Glenn Barnes, as Trustee of the Bobbie Glenn Barnes Living Trust, and individually, dated 3/21/02 and recorded 3/22/02 in Instrument No. 20020322-0035219; and being the same property previously conveyed to Bobbie Glenn Barnes Living Trust, by Quitclaim Deed from Bobby G. Barnes, a/k/a Bobbie G. Barnes, dated 2/4/00 in Instrument No. 200002040011945; and being the same property previously conveyed to Bobby G. Barnes and wife, Elizabeth D Barnes, by Warranty Deed from Richard T. Bell and wife, Virginia Gayle Bell, dated 8/8/85 and recorded 8/12/85 in Book 6627, Page 765, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 237 Slayton Drive, Madison, TN 37115
(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 16th day of February, 2017.

Y Bobby Glenn Barnes

Bobby Glenn Barnes, a/k/a Bobbie Glenn Barnes, as Trustee of the Bobby Glenn Barnes, a/k/a Bobbie Glenn Barnes Family Trust

State of Tennessee
County of Sumner

Personally appeared before me Bobby Glenn Barnes, a/k/a Bobbie Glenn Barnes, as Trustee of the Bobby Glenn Barnes, a/k/a Bobbie Glenn Barnes Family Trust, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of February, 2017.

Notary Public
My Commission Expires: _____

File No.: 172809

