NEW OWNER:

BARCLAY HILL RANDALL
911 BERRY ST
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
Regions Bank
2050 Parkway Office Circle
RCN-6, MailCode ALBH40602B
Birmingham, AL 35244

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 17-0149

Map 44
Group 15
Parcel 91.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170018874 DEEDWARR
Recvd: 03/06/17 08:42 3 pgs
Fees:18.00 Taxes:610.50
20170306-0021593

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Five Thousand and 00/100 Dollars ($165,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOSHUA C. BABER** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BARCLAY HILL RANDALL, unmarried man**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 77 on the Plan of Section D, Village of Old Hickory, as shown on the plat of the same of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 77 fronts 58 feet on the East side of Berry Street and runs back between lines 65 feet on the Northerly side line and 64.2 feet on the Southerly side line to a line in the rear measuring 58 feet, more or less.

Being the same property conveyed to JOSHUA C. BABER by Warranty Deed from Theresa T. Bates, unmarried, dated May 29, 2015, and of record in Instrument No. 20150610-0054643, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 911 BERRY ST, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 65, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, AUTUMN CARLILE BABER, wife of the said JOSHUA C. BABER, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, BARCLAY HILL RANDALL, his heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of February, 2017.

JOSHUA C. BABER

AUTUMN CARLILE BABER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOSHUA C. BABER and AUTUMN CARLILE BABER**, 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 office this 28th day of February, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$165,000.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2017.

NOTARY PUBLIC

My commission expires: _____

RHONDA G. PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019