BILL GARRETT, Davidson County
Trans:T20170027815 DEEDWARR
Recvd: 04/03/17 11:51 2 pgs
Fees:13.00 Taxes:619.01

20170403-0032178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,800.00

Denise S. Cothran
Affiant

Subscribed and sworn to before me, this 31ST DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/7/2019 (AFFIX SEAL)

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Return to:
BridgeTrust Title
4400 Harding Pike #400
Nashville, TN 37205

BCokley-CS1810011191

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Denise S. Cothran, a single woman	Denise S. Cothran (NAME)	034-05-059.00
1521 Monticello Ave. (ADDRESS)	1521 Monticello Ave (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Nathaniel W. Barnes and wife, Kathryn L. Barnes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Denise S. Cothran, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE BEING LOT NO. 2 ON THE PLAN OF REBECCA HEIGHTS AS OF RECORD IN BOOK 2330, PAGE 150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO NATHANIEL W. BARNES AND WIFE; KATHRYN L. BARNES, FROM MARSHA ANN BROWNING, FRIEDA D. FULLER, AND AMANDA KAYE WEIGEL, BY WARRANTY DEED, OF RECORD IN INSTRUMENT NO. 20041005-0119898, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1521 Monticello Avenue, 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 hand(s) this 31st day of March, 2017.

WARRANTY DEED
(Continued)

Nathaniel W. Barnes

Kathryn L. Barnes

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathaniel W. Barnes and wife, Kathryn L. Barnes, the herein 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, this the 31st day of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

