WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37072

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caprice Palmer	NEW OWNER	072-04-0 225.00
(NAME)	(NAME)	
2916 Western Hills Dr.		
(ADDRESS)	(ADDRESS)	
Nashville,TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170031932 DEEDWARR
Recvd: 04/17/17 14:25 2 pgs
Fees:13.00 Taxes:888.00
20170417-0037064

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kerry Gooch, Trustee of The Glen Clifford Barnhill Special Needs Trust dated August 19, 2015**, hereinafter called the GRANTOR (S), has bargained and sold, and by these presents do transfer and convey unto **Caprice Palmer and Deborah Campbell, tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), 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. 32 and the easterly 8 feet of Lot No. 31 of Block "A" on the plan of Inglewood Golf Club Estates, of record in Plat Book 843, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Said Lot No. 32 and part of Lot No. 31 adjoins and front together 68 feet on the northerly side of McGavock Pike, formerly Williams Ferry Road and run back between lines as measured from the center line of said road, 200 feet to a dead line.

Being the same property conveyed to Kerry Gooch, as Trustee of the Glen Clifford Barnhill Special Needs Trust, as devisee by Personal Representative's Quitclaim Deed from Estate of Johnny Leon Barnhill, dated August 28, 2015 and recorded August 28, 2015 pursuant to Order for Administration filed under Docket No. 15P-1400, in the Probate Court Clerk's Office for Davidson County, Tennessee, said Deed of record in Instrument No. 20150828-0087605, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 843, Page 98, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1521 Mcgavock Pike, Nashville, TN 37216

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 11th day of April, 2017.

THE GLEN CLIFFORD BARNHILL SPECIAL NEEDS TRUST

* Kerry Gooch (Trustee)

By: Kerry Gooch
Its: Trustee

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 Kerry Gooch, Trustee of The Glen Clifford Barnhill Special Needs Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 11th day of April, 2017.

Notary Public
My Commission Expires; 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

