Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Sutton Mina Nelson
Affiant

Subscribed and sworn to before me, this 31st day of May 2017.

Notary Public
My commission expires: 2/25/19

Davidson County DEEDWARR
Recvd: 06/02/17 08:43 3 pgs
Fees:18.00 Taxes:1720.50
20170602-0054798

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Sutton Mina Nelson	BancorpSouth Bank	187 00 0 079.00
395 Fann Road	5217 Maryland Way	
Nolensville TN 37086	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Marsha Howard an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jonathan C. Barnes and wife Sutton Mina Nelson hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Land in the 31st Council District of Davidson County, Tennessee, and being a portion of the land conveyed Robert E. Tuggle, as of record in Deed Book 6441. Page 534, R.O.W.C, being generally located at the end of Fann Road and being more particularly described as follows:

Commencing, at an existing iron pin at the south westerly corner of said Robert Tuggle and the common corners of Sarah R. House, & Vincent E., as of record in Deed Book 6464, Page 1, R.O.D.C., and Donnie J. Bledsoe, & Trudy M., as of record in instrument # 20020801092415,

Thence, with the northerly line of Donnie J. Bledsoe, & Trudy M., as of record in instrument# 20020801092415, R.O.D.C. and Russell A, Robertson, & Deborah P., as of record in Instrument # 200312003174131 R.O.D.C., N 35 degrees 50'21" E a distance of 300.00' to an existing iron pin at the true point of beginning;

Thence, with a severance line through said Robert E. Tuggle the following calls:

N 58 degrees 39'03" W a distance of 258.45' to a set iron pin;
N 36 degrees 46'33" W a distance of 150.00 to a set iron pin;
N 05 degrees 46'00" E a distance of 260.00' to a set iron pin on the southerly line of Charles Joseph Bisio & Marilyn Denise, as a record in instrument # 200007210072329. R.O.D.C.;

Thence, with the southerly lines of said Charles Jospeh Bisio & Marilyn Denise and Gordon T. Wheeler, etux as of record in Deed Book 3705, Page 85, R.O.D.C., N 85 degrees 37'13" E a distance of 695.74' to an existing iron pin at the northerly corner of Russell A. Robertson, & Deborah P., in Instrument # 200312003174131 R.O.D.C.;

Thence, with the northerly line of said Russell A. Robertson, & Deborah P., S 35 degrees 50'21" W a distance of 699.12; which is the point of beginning.

Having an area of 236,472 square feet of 5.43 acres more or less

Being of the same property conveyed to Marsha Howard by deed from Robert Edward Tuggle and wife Patricia Ann Tuggle of record in Instrument No. 20070118-0007316 Register's Office for Davidson County, Tennessee, dated January 18, 1007

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Septic Easement of record in Instrument No. 20050830-0103838 and re-recorded in Instrument No. 20051014-0124076 and No. 20060503-0051272. 3) Easement from Kidd Road of record in Book 6436 Page 461 and Book 504 page 499 4) Easement of record in Book 6411 Page 534 5) Overhead Line Easement of record in Book 6769 page 203

This property is improved property known as 395 Fann Road, Nolensville, Tennessee 37086

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 31st day of May, 2017.

Marsha Howard

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 Marsha Howard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of May, 2017.

Notary Public

My Commission expires: 6/25/19

ANN CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE NO: 09864

I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY