BILL GARRETT, Davidson County
Trans:T20170056723 DEEDWARR
Recvd: 07/03/17 12:24 2 pgs
Fees:13.00 Taxes:684.50
20170703-0066752

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Judith K. Taylor
3124 Jonesboro Drive
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
MAP 096-14-0
PARCEL 235.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Dana J. Barnes, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Judith K. Taylor, unmarried,** 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. 214, on the plan of Hickory Bend, Section 4, as of record in Plat Book 4175, Page 34, Register's Office for Davidson, County, Tennessee.

Being the same property conveyed to Dana J. Barnes by Quitclaim Deed from Dana J. Baker, dated April 13, 2005, of record in Instrument No. 20050428-0047294, Register's Office for Davidson County, Tennessee.
Dana J. Barnes and Dana J. Baker are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4272, Page 832; Avigation Easement and Contract of record in Book 8626, Page 37; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4175, Page 34, Register's Office for Davidson, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3124 Jonesboro Drive Nashville, TN 37214.**

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 our hands this 30th day of June, 2017.

Dana J. Barnes

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dana J. Barnes, unmarried, 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 this 30th day of June, 2017.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $185,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 2017.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20