WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072427 DEEDWARR
Recvd: 08/21/17 15:37 2 pgs
Fees:13.00 Taxes:518.00
20170821-0085765

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-8-18

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brian Barker	Davenmichele Mtg	26-6-10
(NAME)	(NAME) Corporate Dr Ste 100	
120 Habersham Ct		
(ADDRESS)	(ADDRESS) Indian Land LC 29707	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171904

For and consideration of the sum of ten 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, **Velda Green, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Brian Barker, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 10, on a plan of the Resubdivision of Windsor Green, Phase I, Section I, Lots 1-18, which is of record in Book 6250, Page 374, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 10 fronts 18.46 feet on the southeasterly margin of Habersham Court and extends back 116.42 feet on the northerly line and 156.78 feet on the southerly line to a dead line in the rear measuring 68.58 feet thereon.

Being the same property conveyed to Velda Green, unmarried, by Warranty Deed from Linda M. Moody, unmarried, dated October 21, 2015 and filed of record in Instrument No. 20151023-0108063, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions and by-laws appearing of record in Book 6406, Page 929, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 120 Habersham Ct, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of August, 2017

Velda Green

Velda Green

Subscribed and sworn before me this 15th of August, 2017.

Notary Public
My Commission Expires:

PATRICK MOORE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
4-24-18
COUNTY OF SUMNER