(4)

THIS INSTRUMENT PREPARED BY:
Dalton M. Mounger, Attorney
Mounger & Molder, PLLC
808 South High Street
Columbia, TN 8401

AFTER RECORDING, RETURN TO:
Sunset Title & Escrow, Inc.
900 Nashville Highway
Columbia, TN 38401

Bill Garrett Davidson County
Batch# 6275 **DEEDWARR**
10/02/2017 09:49:24 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20171002-0100314

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **JOHNNY F. BURRESS AND WIFE, ROBBIE M. BURRESS,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **MICAH BARNES AND WIFE, JENNIFER BARNES, AS TENANTS BY THE ENTIRETY,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Lot(s) 535, as shown on the map entitled Final Plat Parkview at Riverwalk, Phase 1, a Cluster Lot Development, of record as Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHNNY F. BURRESS AND WIFE, ROBBIE M. BURRESS, by deed from ROCHFORD REALTY AND CONSTRUCTION CO., INC., A TENNESSEE CORPORATION, of record in Instrument No. 20070330-0038411, dated March 26, 2007, Register's Office of Davidson County, Tennessee. See also Affidavit of Notary Public of record in Instrument No. 20171002-0100311 Register's Office of Davidson County, Tennessee.

Legal Description obtained from prior deed.

MAP/PARCEL: 126-16-0A-402.00 CO.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, which are prorated and will be paid by SECOND PARTY; assessments, easements, and ByLaws of Riverwalk Homeowner's Association, Inc., as set forth in the Declaration of Conditions, Covenants, and Restrictions of record as Instrument No. 20011105-0121083, easement and rights granted unto Tennessee Electric Power Company as set out in Book 751, Page 375, and Book 787, Page 7; easement and right of way taken by Tennessee Valley Authority as set out in Declaration of Taking of record in Book 4205, Page 194, and Book 4226, Page 715; Transmission Line Easement granted unto Tennessee Valley Authority of record in Book 4257, Page 647; Dedication of Public Utilities of record in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, and as Instrument Nos. 20021125-0145984 and 20040812-0097619; Declaration of Road & Utility Access Easements of record as Instrument No. 20010706-0072536; Stormwater Detention Agreements of record as Instrument No. 20040826-0103240 and Instrument No. 20021119-0143687; Landscape Agreement of record as Instrument No. 20010919-0101280; Charter Right of Way for CSX Railroad; all matters shown on the Plan of record as Instrument No. 20050215-0016985, including but not limited to setback lines, utility and drainage easements, and flood plain notations; and Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20011105-0121083,

as amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20061103-0136691, and 20061214-0154502, all in the Register's Office of Davidson County, Tennessee; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 29th day of September, 2017.

Johnny F. Burress by Attorney in Fact
Robert Keith Burress

Johnny F. Burress, by his Attorney-in-Fact, Robert Keith Burress, whose Power of Attorney is of record in Instrument No. 20171002-0100312 Register's Office of Davidson County, Tennessee

Robbie M. Burress by Attorney in Fact
Robert Keith Burress

Robbie M. Burress, by her Attorney-in-Fact, Robert Keith Burress, whose Power of Attorney is of record in Instrument No. 20171002-0100313 Register's Office of Davidson County, Tennessee

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said county and state, **ROBERT KEITH BURRESS,** 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 for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of **JOHNNY F. BURRESS AND WIFE, ROBBIE M. BURRESS,** and is authorized by said Durable General Power of Attorney to execute this instrument on behalf of **JOHNNY F. BURRESS AND WIFE, ROBBIE M. BURRESS.**

WITNESS my hand and seal at office, this 29th day of September, 2017.

Connie Liggett
Notary Public

My commission expires: 4/19/21

CONNIE LIGGETT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE – MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$285,000.00.**

Jennifer Barnes
Affiant

Sworn and subscribed to before me,

this 29th day of September, 2017.

Connie Liggett
Notary Public

My commission expires: 4/19/21

CONNIE LIGGETT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:

Micah Barnes and wife, Jennifer Barnes
1645 Harpeth Run Drive
Nashville, TN 37221

RESPONSIBLE FOR TAXES:

SunTrust Mortgage, Inc.
P.O. Box 47047
Atlanta, GA 30362-0047