STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$100,000.00** (One Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 20th day of October, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

Bill Garrett Davidson County
Batch# 16426 **DEEDWARR**
10/23/2017 10:05:56 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20171023-0108143

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeffrey D. Stone 2507 W. Heiman Street Nashville, TN 37203	SWBC Mortgage Corporation **9311 San Pedro Ave., Ste. 100** **San Antonio, TX 78216**	08114017800

WARRANTY DEED

FOR AND IN 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, **WENFORD BARNES AND NETTIE B. BARNES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEFFREY D. STONE, AN UNMARRIED MAN,** 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 TO WIT:

Being Lot Number 9-B, Zone Lot Division of Lots 7, 8, 9 and 10 of F. T. Holman Subdivision of record in Plat Book 161 at page 2 and as amended in Plat Book 6250 at page 447, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

Being the same property conveyed to Wenford Barnes by deed from Secretary of Housing and Urban Development of record in Book 8235, page 554, dated January 18, 1990 and recorded on November 12, 1990, Register's Office for Davidson County, Tennessee.

Nettie B. Barnes, spouse of Wenford Barnes, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

Michael Shehane executes this instrument as Attorney-in-Fact on behalf of Wenford Barnes and Nettie B. Barnes, pursuant to the Power of Attorney recorded in Instrument No. 20171023-0108142, Register's Office for Davidson County, Tennessee.

Also being known as 2507 West Heiman Street, Nashville, Tennessee 37208

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2507 W. HEIMAN STREET** **NASHVILLE, TN 37203**

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, 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 20th day of October, 2017

Wenford Barnes

Nettie B. Barnes

By: _____
Michael Shehane, as his Attorney-in-Fact

By: _____
Michael Shehane, as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of October, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Wenford Barnes and Nettie B. Barnes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 20th day of October, 2017.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

_____
Notary Public

Commission Expires: _____