This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17542

Bill Garrett Davidson County
Batch# 19140 DEEDWARR
10/30/2017 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $984.57
20171030-0110681

Send Tax Bills To:

NEW OWNER

New Owner is:
Ashlyn Paige McAlister
3465 Chandler Cove Way
Antioch, TN 37013

MAP: 173-16-0A-102.00 CO

PARCEL: 102.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Corey A. Barrett, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ashlyn Paige McAlister, unmarried woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **3465 Chandler Cove Way, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 160 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument Number 20030213-0020016, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Corey A. Barrett by Warranty Deed from Tracy Wilson, unmarried, and Amanda J. Pullen, unmarried, dated 8/30/13 and recorded 9/4/13 in Instrument Number 20130904-0093155, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26 day of October, 2017.

GRANTOR(S):

COREY A. BARRETT

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Miami-Dade

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Corey A. Barrett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26 day of October, 2017.

NOTARY PUBLIC
My Commission Expires: 8/24/2020

Nathan Padilla
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG024294
Expires 8/24/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$266,100.00**.

AFFIANT

SWORN TO and subscribed before me this 27 day of October, 2017.

NOTARY PUBLIC
My commission expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

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

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201710300110681