Bill Garrett Davidson County
Batch# 32588 **DEEDWARR**
12/04/2017 09:57:05 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20171204-0123204

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Elaine C. Williams
Affiant

Subscribed and sworn to before me, this 29TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Jones, unmarried	New Owner (NAME)	
3210 Union Hill Road (ADDRESS)	(ADDRESS)	022-00-0-035.00
Nashville, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Pamela Barber, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Barbara Jones, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 1 ON THE MAP OF GUY BATES SUBDIVISION AT JOELTON, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY BY JOHN M. SULLIVAN, DATED DECEMBER 31, 1951, PROPERTY DESCRIBED IN BOOK 2043, PAGE 165, AND FURTHER DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL & CO. DATED DECEMBER 13, 1990 AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF UNION HILL ROAD, AT THE COMMON CORNER OF LOTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 250 FEET TO A POINT; THENCE SOUTHERLY 105 FEET TO THE NORTHERLY LINE OF THE PROPERTY FORMERLY OWNED BY LEONARD BAXTER, AS CONVEYED TO HIM BY DEED OF RECORD IN BOOK 766, PAGE 419, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG WHAT WAS FORMERLY BAXTER'S NORTH LINE, EASTWARDLY 256 FEET TO THE WESTERLY MARGIN OF UNION HILL ROAD; THENCE WITH THE MARGIN OF SAID ROAD NORTHWARDLY 150.0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LARRY BARBER AND WIFE, PAMELA L. BARBER, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED FROM ROSS GOEKE, CLYDE KING, AND FLOYD DETCHON, TRUSTEES OF JOELTON BAPTIST CHURCH OF RECORD IN BOOK 8026, PAGE 695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 10, 1990 AND RECORDED ON JANUARY 17, 1990. LARRY BARBER HAVING SINCE DIED ON DECEMBER 20, 2012, LEAVING PROPERTY VESTED TO PAMELA L. BARBER, AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBEJCT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3210 Union Hill Road, Nashville, TN 37080
(House Number) (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 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 my/our hand(s) this 29th day of November, 2017.

WARRANTY DEED
(Continued)

Pamela Barber

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Barber, a widow, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2017.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072