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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 171013878B**<br><br>Bill Garrett Davidson County<br>Batch# 35526 **DEEDWARR**<br>12/08/2017 02:39:41 PM 2 pgs<br>Fees: $13.00 Taxes: $148.00<br>20171208-0125593 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $40,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of December, 2017.<br><br>Notary Public<br>My Commission Expires: |

SHARA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

## WARRANTY DEED

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| Address New Owner:<br>Kevin R. Barnett and Arian L. Barnett<br>857 Avenue A<br>Redondo Beach, CA 90277 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>Part of: 04405002900 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bobby R. Denson and Bobby Darrell Denson** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kevin R. Barnett and Arian L. Barnett, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, 316 KEETON AVENUE COMMONS, a horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown of record in Instrument No. 20171204-0123530, and as shown on plat of 316 KEETON AVENUE COMMONS recorded as Exhibit "B" of said declaration, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Bobby R. Denson and Bobby Darrell Denson by Warranty Deed from Cornelia Faye Banks, recorded on the 9th day of July, 2008 in Instrument No. 20080709-0070492, in the Register's Office of Davidson County, Tennessee.

Subject property is not primary, marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

This is improved property located at 316B KEETON AVENUE Old Hickory TN 37138-3833.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 8th day of December, 2017.

Bobby R. Denson

Bobby Darrell Denson
By: Bobby R. Denson, attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bobby R. Denson,** with whom I am personally acquainted, 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 for Bobby Darrell Denson,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of December, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018