THIS INSTRUMENT WAS PREPARED BY:

LOCKERT, HAMLIN & HAMLIN PLLC
ATTORNEYS

Eric K. Lockert & R. Spencer Hamlin
Lockert, Hamlin & Hamlin PLLC
A Professional Limited Liability Company
112 Frey Street
Ashland City, Tennessee 37015
O: (615) 792-4333
O: (615) 792-4252
F: (615) 792-4867
E: Eric@LHH-Law.com
E: Spencer@LHH-Law.com

Bill Garrett Davidson County
Batch# 56958 DEEDWARR
02/08/2018 12:30:42 PM 4 pgs
Fees: $23.00 Taxes: $462.50
20180208-0012860

ADDRESS NEW OWNER(S):

CHARLES HENSON
1924 OLD HICKORY BOULEVARD
BRENTWOOD, TENNESSEE 37027

SEND TAX BILLS TO:
Same

MAP & PARCEL: 059-00-0-038.00
LEGAL REFERENCE: 20171025-0109538

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Joyce Barnes (11.7% owner), Lola Marie Trotter (20.0% owner), Norma Jean Scott (20.0% owner), Jerry W. Barnes (20.0% owner), and Larry R. Barnes (20.0% owner) and Frank Edward Barnes, III (8.3% owner)**; hereinafter called the Grantor(s), their successors, have bargained and sold, and by these presents does hereby **CONVEY, TRANSFER, REMISE, RELEASE, AND RELINQUISH** unto **CHARLES HENSON**, the Grantee(s) herein, his successors and assigns, certain tracts or parcels of land located in the **13TH** civil district of **Davidson** County, State of Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to s survey made by George W. Watkins, Surveryor November 4, 1960, as follows:

Beginning at an iron pin on the westerly margin of Buena Vista Pike at the intersection of the westerly margin fo said Pike and the southern boundary line of the property conveyed to Mrs. Dorothy P. Travernight by deed from Verdie L. Wright and wife, of record in Book: 2810, Page: 59, Register's Office for said County; thence with the westerly margin of said Pike south 18° east 100 feet to an iron pin; thence south 71° 15' west 250 feet to an iron pin; thence north 18° west 100 feet to an iron pin; thence north 71° 15' east 250 feet to the beginning, containing .57 of an acre, more or less.

This being the same property conveyed to Frank E. Barnes, Sr., Frank E. Barnes, Jr., Lola Marie Trotter, Norma Jean Scott, Jerry W. Barnes, and Larry R. Barnes by Quitclaim Deed from Frank E. Barnes, Sr. of record under Instrument Number: 20051130-0143977 in the Register's Office for Davidson County, Tennessee. Frank E. Barnes, Sr. having passed on January 8, 2017; thereby, leaving equally his 1/6 interest

in the above described property to Joyce Barnes, Lola Marie Trotter, Norma Jean Scott, Jerry W. Barnes, and Larry R. Barnes via his last will and testament as filed with the Davidson County Tennessee Probate Court under case number: 17P369 and transfer deed of record as recorded under Instrument Number: 20171025-0109538 in the Register's Office for Davidson County, Tennessee. Frank Edward Barnes, Jr. passed on April 23, 2006 leaving his wife, Joyce Helen Barnes, and son, Frank Edward Barnes III, as his surving heirs.

This is improved property known as: 4931 Buena Vista Pike, Nashville, Tennessee 37218

THIS DEED is prepared from information and prior deeds of record and provided by the parties. This property is subject to the right of way of Buena Vista Pike and sewer and storm drain easement of record in Book: 5028, Page: 126 in the Register's Office for Davidson County, Tennessee.

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), its successors and assigns, forever; and it does covenant with the said Grantee(s) that they are lawfully seized and possessed of said land in fee simple; has good right to convey it; and the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee(s), their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witnessed, Grantor(s) has caused this instrument to be executed on this **6th day of February 2018.**

IN WITNESS WHEREOF, I have hereunto set my hand on this the **6th day of February 2018.**

Jerry Wayne Barnes

JERRY WAYNE BARNES, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JERRY WAYNE BARNES,** the affiant with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 112 Frey Street, Ashland City, Tennessee, this the **6th day of February 2018.**

Maria C. Binkley

NOTARY PUBLIC

MARIA C. BINKLEY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

MY COMMISSION EXPIRES: 11-21-2020

IN WITNESS WHEREOF, I have hereunto set my hand on this the **6th day of February 2018.**

Joyce Barnes

JOYCE BARNES, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOYCE BARNES,** the affiant with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 112 Frey Street, Ashland City, Tennessee, this the **6th day of February 2018.**

Maria C. Binkley
NOTARY PUBLIC

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

MY COMMISSION EXPIRES: 11-21-2020

IN WITNESS WHEREOF, I have hereunto set my hand on this the **6th day of February 2018.**

Larry Ross Barnes
LARRY ROSS BARNES, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LARRY ROSS BARNES,** the affiant with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 112 Frey Street, Ashland City, Tennessee, this the **6th day of February 2018.**

Maria C. Binkley
NOTARY PUBLIC

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

MY COMMISSION EXPIRES: 11-21-2020

IN WITNESS WHEREOF, I have hereunto set my hand on this the **6th day of February 2018.**

Lola Marie Trotter
LOLA MARIE TROTTER, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LOLA MARIE TROTTER,** the affiant with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 112 Frey Street, Ashland City, Tennessee, this the **6th day of February 2018.**

Maria C. Binkley
NOTARY PUBLIC

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

MY COMMISSION EXPIRES: 11-21-2020

IN WITNESS WHEREOF, I have hereunto set my hand on this the **6th day of February 2018.**

Norma Jean Scott
NORMA JEAN SCOTT, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NORMA JEAN SCOTT,** the affiant with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **6th day of February 2018.**

WITNESS my hand and official seal at 112 Frey Street, Ashland City, Tennessee, this the **6th day of February 2018.**

Maria C. Binkley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-21-2020

MARIA C. BINKLEY STATE TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Frank Edward Barnes III
FRANK EDWARD BARNES, III, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FRANK EDWARD BARNES, III,** the affiant with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 112 Frey Street, Ashland City, Tennessee, this the **6th day of February 2018.**

Maria C. Binkley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-21-2020

MARIA C. BINKLEY STATE TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee(s), Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **ONE HUNDRED AND TWENTY-FIVE THOUSAND DOLLARS ($125,000.00).**

Charles Henson
CHARLES HENSON, Affiant

Sworn to and subscribed before me, this 6th day of February 2018.

Maria C. Binkley
Notary Public

My Commission Expires: 11-21-2020

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY