WARRANTY DEED

File #2018041652

Bill Garrett Davidson County
Batch# 98665 DEEDWARR
05/31/2018 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,009.10
20180531-0052022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $543,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 05/06/2019

(AFFIX SEAL)

WILLIAM CASEY MAY, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina Tisdale	New Owner	064.03-0A-012.00 CO
(NAME)	(NAME)	
4032 Brandywine Pointe Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **V. Ward Barr and wife, Marcia G. Barr,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina Tisdale,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 82, on the plan of Resubdivision of Lot 82 & 83 Phase One Section 1 Brandywine Pointe, as the same appears of record in Plat Book 8250, Page 30, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to V. Ward Barr and wife, Marcia G. Barr by Warranty Deed from Norma L. Spear, Trustee of the Norma L. Spear Continently Revocable Living Trust U/A/D August 14, 1995, Norma L. Spear, Co-Trustee of the Robert H. Spear, Jr., Family Trust U/A/D August 14, 1995, and James W. Spear, Co-Trustee of the Robert H. Spear, Jr Family Trust U/A/D August 14, 1995, dated 5/23/2013, of record in Instrument No. 20130531-0054782, said Register's Office.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 8250, Page 30, a resubdivision of book 7900, page 170, said Register's Office.; Restrictive Covenants of record in Book 8120, Page 170, as amended in Book 8671, Page 484, and in Book 9010, Page 627, said Registers Office; Homeowners Association Charter of record in Book 9013, Page 39, and Book 9117, Page 77, said Registers Office; By-Laws of record in Book 10721, Page 835, said Registers Office

unimproved ☐
This is improved ☒ property, known as **4032 Brandywine Blvd, Old Hickory, TN 37138**

(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 our hands this 15th day of May, 2018.

V. Ward Barr

Marcia G. Barr

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared V. Ward Barr and Marcia G. Barr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of May, 2018.

Commission expires:

Notary Public

ATT VIXAY VONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212