PREPARED BY (AND RETURN TO):
*Wilkins & Ivey, Attys.*
*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*
*Email*

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

Bill Garrett Davidson County
Batch# 119668 DEEDWARR
07/24/2018 12:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180724-0072094

W & I Ref: (RB) Title No.: 59852
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Phillip C. Barnett, II<br>Kristie M. Barnett<br>5856 Brentwood Trace<br>Brentwood, TN 37027 | Phillip C. Barnett, II<br>Kristie M. Barnett<br>5425 Hill Road Circle<br>Nashville, TN 37220 |

TAX MAP PARCEL NUMBERS: 160140B15200CO

# *WARRANTY DEED*

FOR AND IN CONSIDERATION of the sum of $215,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Kelly B. Randall, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Phillip C. Barnett, II and wife, Kristie M. Barnett, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 5856 of Brentwood Trace Condominium, 2nd Revision, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 261, Register's Office for said County, to which source reference is hereby made for ore complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kelly B. Randall, an unmarried woman by Warranty Deed from Timothy Hugh Scott, Jr., an unmarried man, dated September 22, 2009 and recorded on September 23, 2009 of record in Instrument No. 20090923-0088683, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 261, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5524, page 415, Book 5524, page 424, Book 5537, page 988, Book 5545, page 510, Book 5868, page 70, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 5856 Brentwood Trace, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2018.

Kelly B. Randall

State of Tennessee

County of Davidson

On this 28th day of June, 2018, before me the undersigned authority, personally appeared Kelly B. Randall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Sworn and subscribed before me this 28th day of June, 2018.

Notary

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum with whom I am personally acquainted, this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

BK/PG:7401/86-87
18025135

| | |
|---|---|
| 2 PGS : DEED | |
| SAVANNAH GIBSON 548715 - 18025135 | |
| 06/29/2018 - 03:45:26 PM | |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 795.50 |
| RECORDING FEE | 10.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 808.50 |

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS