THIS INSTRUMENT WAS PREPARED BY ~~and~~
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-EXIT-18-6713

Bill Garrett Davidson County
Batch# 129136 DEEDWARR
08/15/2018 10:26:51 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20180815-0080659

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jennifer Lyn Barnum and Jordan Robert Michael Barnum 6713 Ascot Drive Antioch, TN 37013	new owners	151-09-0A-239.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CHARLES LOFFMIN and wife, MARY ANN LOFFMIN**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JENNIFER BARNUM and JORDAN BARNUM, wife and husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 239, on the Plat of Phase 3, Section 1, Long Hunter Chase, as of record in Instrument # 20001103-0109138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles Loffmin and wife, Mary Ann Loffmin, by Warranty Deed from Jeffrey Vittetoe, Christine Vittetoe, Husband and Wife, of record on July 12, 2006, at Instrument No. 20060712-0083439, Davidson County Register of Deeds.

This property is commonly known as **6713 Ascot Drive, Antioch, TN 37013**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 13th day of **August, 2018**:

Charles Loffmin

Mary Ann Loffmin

STATE OF TENNESSEE

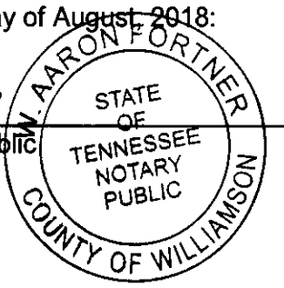
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES LOFFMIN AND MARY ANN LOFFMIN**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of ~~August~~ 2018:

Notary Public

My Commission Expires: 5/31/22



STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$201,100.00~~ $255,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2018:

Notary Public

My Commission Expires: 7/6/20

