This instrument prepared by: Return To:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129

File Number: 2-18-2734

Bill Garrett Davidson County
Batch# 135262 DEEDWARR
08/30/2018 02:20:33 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90

20180830-0086183

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $287,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2018

Notary Public
My Commission Expires: 6-26-21

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher T. Lunsford Annette Lunsford 120 Nantahala Ct. Antioch, TN 37013	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	181-03-0-A-074.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, I/we, **Billy R. Barnette and Jane E. Barnette, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher T. Lunsford and Annette Lunsford, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 74, Section Two, Indian Creek Estates, Old Hickory Blvd., as shown on plat of record in Plat Book 9700, Page(s) 558 and 559, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Billy R. Barnette and wife, Jane E. Barnette by Warranty Deed from Primacy Closing Corporation, recorded on the 12th day of May, 2004, in Instrument No. 20040512-0054515, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of Jane E. Barnette ("Principal") by Billy R. Barnette pursuant to the Power of Attorney recorded simultaneously herewith in Instrument Number 20180830-0086182, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **120 Nantahala Court, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number 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 29th day of August, 2018.

GRANTOR:

Billy R. Barnette

Billy R. Barnette

Jane E. Barnette by Billy R. Barnette, Attorney in Fact

Jane E. Barnette by Billy R. Barnette, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Billy R. Barnette, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of August, 2018.



Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Billy R. Barnette, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jane E. Barnette ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 29th day of August, 2018.



Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

EXHIBIT "A"
TO Warranty Deed
From: Billy R. Barnette and Jane E. Barnette
To: Christopher T. Lunsford and Annette Lunsford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Billy R. Barnette
Affiant

WITNESS my hand and seal at office this 29th day of August, 2018.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY