39B

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34340-06-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me this 28th day of August, 2018. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Christopher Thomas, Terralyn Thomas 604 Clematis Drive Nashville, TN 37205	**Send Tax Bills To:** F&M Bank 50 Franklin St Clarksville, TN 37040	**Tax Information:** Map and Parcel No.: 115 06 0 099 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen C. Barr and Kristen Barr, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Thomas and Terralyn Thomas, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 604 Clematis Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 135598 DEEDWARR
08/31/2018 12:18:36 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50

20180831-0086666

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2018.

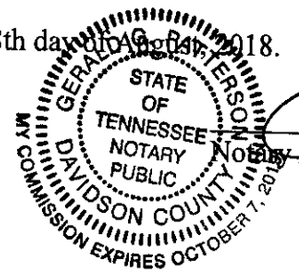
Stephen C. Barr

Kristen Barr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C. Barr and Kristen Barr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2018.



Notary Public

My Commission Expires:

EXHIBIT "A"

Being Lot No. 10 on the Plan of West Meade Estates, Section 6, as of record in Book 3300, page 76, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Clematis Drive at the corner of Lots Nos. 10 and 11; thence with the line between the said two lots eastwardly 405.5 feet; thence south 38 deg. 32' est 9 feet; thence south 40 deg. 23' west, 225.13 feet to the corner of Lots Nos. 9 and 10; thence; with the line between said two lots, westwardly 230.8 feet to the easterly margin of Clematis Drive; thence with said Drive, northwardly 145 feet to the beginning.

Being the same property conveyed to Stephen C. Barr and Kristen Barr, husband and wife by deed dated March 30, 2016 from McNamara Family Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20160330-0030194, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 115 06 0 099 00.
2. All matters appearing on the Plan of record as Book 3300, page 76, Register's Office for Davidson County, Tennessee.