(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Y Johnson Davidson County
Batch# 157281 DEEDWARR
11/07/2018 09:54:55 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20181107-0110244

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 4th day of November, 2018.

Notary Public
My Commission Expires: 3/3/2019

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

18-0508

Address of New Owner:	Send Tax Bills to:	Tax Information:
Todd Barnett	New Owner	
3344 Acklen Avenue		104-06-0-124.00
Nashville, TN 37212		

WARRANTY DEED

For and in 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, we

Wendell Barnett, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Todd Barnett, unmarried,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 99 on the Plan of Bransford Realty Company's West End Heights Subdivision of record in Plat Book 332, Pages 124 and 125, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by George W. Watkins, Surveyor, dated March 12, 1952, as follows:

Beginning on the northerly margin of Acklen Avenue, formerly Love Circle, at a point 57 feet west of the corner of Lots 98 and 99, being the southwest corner of the property conveyed to Roy F. Bowling and wife, by deed from Carl Batson and wife, of record in Book 2085, Page 293, said Register's Office; thence with the westerly line of said Bowling property North 44 deg. 30' East 100 feet to an iron pin; thence North 64 deg. 45' East 104 feet to the southwesterly margin of an alley; thence with said alley, North 46 deg. 50' West 17.5 feet to the southeasterly corner of the property conveyed to Ethel M. Scoggins by deed from First National Bank of Chattanooga, Tennessee, of record in Book 736, Page 366, said Register's Office; thence with Scoggins southerly line, S 89 deg. West 65 feet to an iron pin; thence S 65 deg. West 190 feet to the northeasterly margin of Acklen Avenue; thence with said Avenue Southeastwardly 98 feet to the beginning.

Being the same property conveyed to Wendell Barnett, Unmarried by Warranty deed from John Bain Harkey, Jr. and wife, Kathleen E. Harkey of record in Book 5371, page 789, Register's Office for Davidson County, Tennessee, dated November 30, 1978 and recorded on December 5, 1978.

This property is not the principal residence of the Grantor, or his spouse.

This conveyance is subject to any and all restrictions and easements of record.

This conveyance is subject to Grantor's first right of refusal should Grantee convey this property prior to November 4, 2028.

This is improved property located at **3344 Acklen Avenue, Nashville, TN 37212.**

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 my hand this 4th day of November, 2018.

Wendell Barnett

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 **Wendell Barnett,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of November, 2018.

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Kimbra Spann, Notary Public

My Commission Expires: 3/3/2019