Bof 36

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158244 DEEDWARR
11/09/2018 03:51:58 PM 2 pgs
Fees: $13.00 Taxes: $188.70

20181109-0111279

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 51,000.00.

Wenford Barnes
Affiant

Subscribed and sworn to me on November 9, 2018.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32077

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brett A. Wesnofske 786 Elysian Fields Road Nashville, TN 37204	SAME AS NEW OWNER	068-063

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Wenford Barnes and wife, Nettie M. Barnes, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Brett A. Wesnofske, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 13th Civil District described as follows:

Beginning at a concrete monument in the north margin of Hydes Ferry Pike, the same being Walker's Southwest corner; thence in a westerly direction with the margin of said Hydes Ferry Pike 360.65 feet to a point, the beginning point of the tract herein conveyed; thence continuing with said margin 164.69 feet to a monument; thence around a curve to the right with the intersection of Hydes Ferry Pike and a 50 foot right of way to a monument; thence with the east margin of said 50 foot right of way North 15 deg. 30' 55" East 885.13 feet to a stake; thence South 86 deg. 45' East 166.30 feet to a stake; thence South 12 deg. 41' 10" West 919.71 feet to the beginning, containing 3.89 acres. more or less, according to a survey of Jack R. Underwood, No. 420.

Included in the above description but specifically excluded therefrom is that 3286 square feet, more or less, conveyed to the State of Tennessee in Book 9414, page 633, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Wenford Barnes and wife, Nettie M. Barnes by deed from John Robert Martin and wife, Bonnie Martin and L.H. Melton and wife, Martha Melton, dated October 19, 1983 and recorded November 7, 1983, of record in Book 6171, page 358, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Pipeline Right of Way Easement granted to Ford Motor Company, a Delaware corporation, of record in Book 8676, page 139, Register's Office for Davidson County, Tennessee.
3. The acreage mentioned in the legal description is only for convenience in identifying the tract insured; it is not intended that the policy insure the amount of acreage.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as unimproved property located at 0 Ashland City Highway, Nashville, TN 37218.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 9th day of November, 2018.

Wenford Barnes

Wenford Barnes

Nettie M. Barnes

Nettie M. Barnes

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 9, 2018, before me personally appeared Wenford Barnes and Nettie M. Barnes 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 9, 2018.

Todd A. Bricker

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

My Commission Expires: