Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
18-0288HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,310.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of November, 2018

Kayla R. Anderson
Notary Public

Commission Expires: 11-20-18

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

Karen Y Johnson Davidson County
Batch# 162216 **DEEDWARR**
11/19/2018 10:49:53 AM 4 pgs
Fees: $23.00 Taxes: $82.55

20181119-0113553

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffrey Tyler Barnes 911 Contessa Drive Murfreesboro, TN 37128	NEW OWNER	025-03-0-001.00

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, I/WE,

Kenneth Carlton Batey and Sharyn Rebecca Batey

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Tyler Barnes and wife, Victoria Throneberry Barnes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Also conveyed herewith are those rights in and to that certain joint driveway easement of record in Book 9907, Page 892, Register's Office of Davidson County, Tennessee.

Power of Attorney of record in Instrument No 20181119-0113550, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is unimproved property known as: 0 Hitt Lane, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of November, 2018.

Kenneth Carlton Batey

Sharyn Rebecca Batey by Kenneth Carlton Batey, Attorney in Fact

Sharyn Rebecca Batey by Kenneth Carlton Batey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Carlton Batey** 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 and official seal at Hendersonville, Tennessee this 16th day of November, 2018.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Carlton Batey** 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, and who further acknowledged that he is the attorney in fact for **Sharyn Rebecca Batey** and that he is authorized by **Sharyn Rebecca Batey** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of November, 2018.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land in the 10th Council District of Davidson County Tennessee, and being a part of that property as originally conveyed to R.T. Batey and wife, Annie Sue Batey, in Book 1785, Page 362, R.O.D.C.T., Assessor's Map 025-03-0, Parcel 001.00, more accurately described according to a new survey by Anthony T. Bollinger, R.L.S. TN LIC. NO. 2095, dated 10/16/18, as follows:

Beginning at an existing iron pipe, said pipe being the southwest corner of Mark Harvey in DB 20141112 0104238 R.O.D.C.T., and the most east southeast corner of herein described tract; Thence now leaving said Harvey with Kenneth Batey in DB 2014112 0104238 R.O.D.C.T., N 58°10'39" W, 270.00' to a set iron pin; Thence with said Batey S 29°07'42" E, 195.97' to a set iron pin in the line of William Seaver in DB 20180706 0065519 R.O.R.C.T., Thence now leaving said Batey with said Seaver N 57°43'00" W, 305.00' to an existing iron pin; in the line of Judy Barnes in QCD- 9907, PG 892 R.O.D.C.T.; Thence now leaving said Batey with said Barnes N 01°38'56" W, 236.06' to an existing iron pin; Thence now leaving said Barnes with Map 18-15, PCL 10.00 T.A.O.D.C.T.; S 74°42'34" E, 401.83' to an existing iron pin; Thence S 03°55'16" E, 25.69' to an existing iron pin, said pin being the northwest corner of Robert M. Emery, Jr. in DB 20171016 0105668 R.O.D.C.T., Thence with said Emery S 02°22'58" E, 118.47' to an existing iron pipe, said pipe being the northwest corner of previous said Harvey; Thence with said Harvey S 02°05'00" E, 120.16' to the point of beginning containing 2.256 acres.

The said R. T. Batey, aka Robert T. Batey, having since died on September 18, 2004, survived by his wife, Annie Sue Batey, vesting into her as the surviving tenant by the entireties. Annie Sue Batey having died intestate on July 19, 2013, and her probate estate having been administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 14P1265, leaving as her heirs at law and next of kin, her son Kenneth Carlton Batey, and her daughter, Sharyn Rebecca Batey, and which was duly closed on October 2, 2015. An Affidavit of Heirship is of record in Instrument No. 20160111-0002387, Register's Office for Davidson County, Tennessee reciting the same heirs at law of the decedent.

TOGETHER WITH that certain Easement for Utility Placement from Kenneth Carlton Batey and Sharyn Rebecca Batey unto Jeffrey Tyler Barnes and wife, Victoria Throneberry Barnes of record in Instrument No. 20181119-0113551, Register's Office for Davidson County, Tennessee, to which record reference is hereby made; and

TOGETHER WITH that certain Grant of Ingress/Egress Easement and for Utility Placement from Judy F. Barnes unto Jeffrey Tyler Barnes and wife, Victoria Throneberry Barnes of record in Instrument No. 20181119-0113552, Register's Office for Davidson County, Tennessee, to which record reference is hereby made.