WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164351 DEEDWARR
11/21/2018 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20181121-0114552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: May 9, 2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blaney Stewart, LLC	NEW OWNER	
(NAME)	(NAME)	
229 Ennismore Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Robert H. Barnes a/k/a Robert Harrell Barnes, Sr. and Nita Barnes**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Blaney Stewart, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), their 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. 31, on the PLAN OF ABBAY HALL, SECTION I, of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert H. Barnes and wife, Nita Barnes by Warranty Deed dated 7/12/1956 from C.C. Adams and wife, Irene H. Adams of record in Book 2546, Page 453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 526 Inwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 20th day of November, 2018.

Robert H. Barnes a/k/a Robert Harrell Barnes, Sr. by Robert Harrell Barnes, Jr. Attorney in Fact

Nita Barnes by Robert Harrell Barnes, Jr. Attorney in Fact

State of Tennessee
County of Williamson

On this 14th day of March, 2018, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **Robert Harrell Barnes, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of **Robert H. Barnes, a/k/a Robert Harrell Barnes, Sr. and Nita Barnes**, and is authorized by them, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 201811130111671 and Instrument No. 201811130111670, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 20th day of November, 2018.

Notary Public:
My Commission Expires: July 9, 2021

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

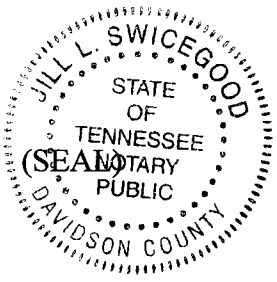
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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