Karen Y Johnson Davidson County
Batch# 178998 DEEDWARR
12/31/2018 09:18:02 AM 2 pgs
Fees: $13.00 Taxes: $813.63
20181231-0126077

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-121504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lindsay Megan Barnard and Christopher Barnard	CMG Mortgage, Inc., dba CMG Financial	
(NAME) 2009 Quiet Creek Court	(NAME) 3160 Crow Canyon Road, Suite 400	148-08-0A-035.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Nineteen Thousand Nine Hundred And No/100 Dollars ($219,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TERRY DEAN SMITH, UNMARRIED AND ROBERT NEWELL TARBELL, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDSAY MEGAN BARNARD AND CHRISTOPHER BARNARD, WIFE AND HUSBAND, 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:

Land in Davidson County, Tennessee, being Lot 50, Quiet Creek, Phase Two, Section One, as Shown on plat of record in instrument No. **20040106-0002099**, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terry Dean Smith by Warranty deed from Affordable Housing Resources, Inc. of record in Instrument No. 20080213-0014425 Register's Office for Davidson County, Tennessee, dated February 05, 2008 and recorded on February 13, 2008.

Being the same property conveyed to Terry Dean Smith, unmarried Robert N. Tarbell, unmarried by Quitclaim deed from Terry Dean Smith of record in Instrument No. 20080314-0026142 Register's Office for Davidson County, Tennessee, dated March 04, 2008 and recorded on March 14, 2008.

Being the same property conveyed to Terry Dean Smith, unmarried by Quitclaim deed from Terry Dean Smith (unmarried) and Robert N. Tarbell (unmarried) of record in Instrument No. 20120910-0081714 Register's Office for Davidson County, Tennessee, dated September 10, 2012 and recorded on September 10, 2012.

Being the same property conveyed to Terry Dean Smith and Robert Newell Tarbell by Quitclaim deed from Terry Dean Smith of record in Instrument No. 20150916-0093875 Register's Office for Davidson County, Tennessee, dated September 15, 2015 and recorded on September 16, 2015.

unimproved ☐
This is improved ☒ property, known as 2009 Quiet Creek Court, Antioch, TN 37013
(House No.) (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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Terry Dean Smith, UNMARRIED and Robert Newell Tarbell, UNMARRIED this 21st day of December, 2018

Terry Dean Smith

Robert Newell Tarbell

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of December, 2018, before me personally appeared Terry Dean Smith and Robert Newell Tarbell, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of December, 2018.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY