Name and Address of New Owner:
The Restoration Team, LLC
1016 Bellwood Drive
Mt. Juliet, TN 37122

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-19010067

Map and Parcel: 084 11 0 206.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donnell C. Barr and Leah N. Barr, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **The Restoration Team, LLC**, hereinafter called the GRANTEE, its successors 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, and being all of Lot No. 266, A Subdivision of C.R. Quarles Lands, Maplecrest, according to survey and plat of same appearing of record in Book 1835, page 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Beginning at a point in the southerly margin of Weona Drive at the corner of Lot Nos. 266 and 267 of said subdivision; thence southwardly with the line between said two lots 150 feet to a point; thence westwardly with the line between Lot Nos. 262 and 266, 75 feet to a point; thence with the line between Lot Nos. 264 and 266, northwestwardly 56.57 feet to a point; thence with the line between Lot Nos. 265 and 266 northwardly 110 feet to a point in the southerly margin of Weona Drive; thence with the margin of the same eastwardly 115 feet to the beginning.

Being the same property conveyed to Donnell C. Barr, unmarried, by Warranty Deed filed for record on June 20, 2011 in Instrument Number 20110620-0046963, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Maplecrest of record in Book 1874, page 452, said Register's Office; All matters as set forth per Book 1835, page 27, said Register's Office.

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.

This is improved property known as: 2303 Weona Dr., Nashville, TN 37214

Karen Johnson Davidson County
Batch# 189344 **DEEDWARR**
01/29/2019 10:36:46 AM 2 pgs
Fees: $13.00 Taxes: $691.90
20190129-0008402

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Leah N. Barr, spouse of Donnell C. Barr, hereby joins in this conveyance to convey all her right, title and interest in and to the subject property.

WITNESS my hand this 28th day of January, 2019.

Donnell C. Barr

Leah N. Barr

State of Tennessee

County of Rutherford

Personally appeared before me, Donnell C. Barr and Leah N. Barr with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th of January, 2019.

Notary Public
My Commission Expires: 1-20-21

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,000.00.

Affiant Signature

Subscribed and sworn to before me this 28th day of January, 2019.

CHRISTY M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 6/26/22