Karen Johnson Davidson County
Batch# 191574 DEEDWARR
02/04/2019 03:35:44 PM 2 pgs
Fees: $13.00 Taxes: $1,324.97
20190204-0010560

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $358,100.00 Affiant Subscribed and sworn to before me, this the 1st day of February, 2019. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gabriel Francis Posey Barbara Posey	Wells Fargo Bank N.A.	
4052 Barnes Cove Drive	2701 Wells Fargo Way	173090B01400CO
Antioch, TN 37013	Minneapolis, MN 55467	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHANIE MUNDY SELF, TRUSTEE OF THE 4052 BARNES COVE DRIVE INTER VIVOS REVOCABLE TRUST U/A/D JANUARY 7, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GABRIEL FRANCIS POSEY AND BARBARA POSEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 14 on the Plan of Section One, Barnes Cove of record in Plat at Instrument No. 20020409-0043258, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Paul Caperton and Michelle Dawn Caperton, husband and wife, by Warranty deed from Capitol Homes Inc. of record in Instrument No. 20030926-0142963 Register's Office for Davidson County, Tennessee, dated September 23, 2003 and recorded on September 26, 2003.

Being the same property conveyed to Kingdom Homes, LLC by Warranty deed from Kevin Paul Caperton and Michelle Dawn Caperton, husband and wife of record in Instrument No. 20180906-0088489 Register's Office for Davidson County, Tennessee, dated September 5, 2018 and recorded on September 6, 2018.

Being the same property conveyed to Stephanie Mundy Self, Trustee of the 4052 Barnes Cove Drive Inter Vivos Revocable Trust U/A/D January 7, 2019 by Warranty deed from Kingdom Homes, LLC of record in Instrument No. 20190109-0002474 Register's Office for Davidson County, Tennessee, dated January 7, 2019 and recorded on January 9, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4052 Barnes Cove Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of February, 2019.

The 4052 Barnes Cove Drive Inter Vivos Revocable Trust U/A/D January 7, 2019

Stephanie Mundy Self, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephanie Mundy Self, as Trustee of the 4052 Barnes Cove Drive Inter Vivos Revocable Trust U/A/D January 7, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of February, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021