Book # 14
G: 31673.3

WARRANTY DEED

Karen Johnson Davidson County
Batch# 202950 **DEEDWARR**
03/07/2019 09:00:16 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190307-0020862

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$345,000.00.**

Affiant

Subscribed and sworn to before me, this the **6th** day of **March, 2019.**

Notary Public

My commission expires: 7-8-2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert A. Brown **Rickey Brown** **Louan Brown**	**"New Owner"**	**108-00-0-134.00**
3089 Elm Hill Pike		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin Barnett and Sierra Barnett, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rickey Brown and Louan Brown, husband and wife, as to an undivided 66% interest (the "Entirety Interest"), and Robert A. Brown, as to an undivided 34% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joints tenants with right of survivorship

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:

Tract 1:
Land in Davidson County, Tennessee, being part of Lot 6 in the Division of the lands of John Blair, deceased, of record in Minute Book "F", Page 440, of the County Court for said county.

BEGINNING in the center of Elm Hill Pike, at a point 358 feet East of the Northwest corner or the property conveyed to Georgia Hobson Colyar, a widow, by deed from Marguerite Hobson and Mary Frances Hobson, of record in Book 2447, Page 169, Register's Office for said County, said point being 200 feet West of Blair's Northwest corner and Colyar's Northeast corner; thence, with the center of said Pike South 86 degrees 15 minutes East 100 feet to a point; thence, South 2 degrees 25 minutes West 300 feet to an iron pin; thence, North 86 degrees 15 minutes West 100 feet to an iron pin; thence, North 2 degrees 25 minutes East 300 feet to the POINT OF BEGINNING.

Tract 2:
Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the map or the Division of the Lands of John Blair, deceased, of record in Minute Book "F", Page 440, County Court for said County, described according to a survey made by T. R. Sanford, Surveyor, April 25, 1961, as follows:

BEGINNING at a point in the center of Elm Hill Pike at the Northeast corner of the property conveyed to John William Shankle and wife, by deed from Georgia Hobson Colyar, as of record in Book 3224, Page 441, Register's Office for said County; thence, with said Shankle's easterly line South 2 degrees 25 minutes West 300 feet to an iron pin; thence, South 86 degrees 15 minutes East 100 feet to a rock with a cross cut thereon in Will Blair's westerly line; thence, with Will Blair's westerly line North 2 degrees 25 minutes West 300 feet to the center of said Pike; thence, with the center or said Pike North 86 degrees 15 minutes West, 100 feet to the BEGINNING.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance from Samuel C. Lake and wife, Katherine L. Lake to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8394, Page 911, Register's Office for Davidson County, Tennessee. Being all of the same property conveyed to Sierra Barnett and Kevin Barnett, wife and husband by Warranty Deed dated March 31st, 2014 from Amanda Jean LaQuiere Rodriguez FKA Amanda Jean LaQuiere and David S. Rodriguez, wife and husband, of record in Instrument No. 20140410-0030090, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of Record in Minute Book "F" Page 440, of record in the County Court for Davidson County, Tennessee;

2) Restrictive Covenants of record in Book 3224, Page 441 and Book 3377, Page 89, Register's Office for Davidson County, Tennessee;

3) Subject to the Right-of-Way and Temporary Construction Easement as set out in the Deed to the Metropolitan Government of Nashville and Davidson County, TN, of record in Book 8394 Page 911, said Register's Office;

4) Easement for Right-of-Way of Elm Hill Pike;

5) Taxes for 2019, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **3089 Elm Hill Pike Nashville, TN 37214**

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 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.

Witness my/our hand(s) this **6th** day of **March, 2019.**

Kevin Barnett

Sierra Barnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kevin Barnett and Sierra Barnett,** the within named sellers, 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 Nashville, Tennessee, this **6th** day of **March, 2019.**

Notary Public

My Commission Expires: 11/9/21

