Karen Johnson Davidson County
Batch# 214829 DEEDWARR
04/08/2019 09:53:06 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20190408-0031566

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
MARK BARNARD AND
DIANA BARNHARD
3436 Earhart Rd
Mount Juliet TN 37122

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP 110, PARCEL 12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the **ONE HUNDRED SIXTY THOUSAND NINE HUNDRED AND NO/100 ($160,000.00) DOLLARS**, paid and to be paid as hereinafter set forth, I, **PAMELA L. COX**, have this day bargained and sold and by these present do hereby transfer and convey the following described property to **MARK BARNHARD AND WIFE, DIANA BARNHARD,** as tenants by the entirety, their heirs and assigns, the following described tracts or parcels of land situated in the 4th Civil District of **Davidson County**, Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, being more particularly described according to a survey by John D. McCormick (unrecorded), Surveyor No. 674, dated 7-20-83 as follows:

PARCEL A: BEGINNING at an iron pin in the southeast corner of property conveyed to B. E. Lane by deed from J. C. Cole of record in Book 469, page 476, RODC, and being the same southeast corner of the same property shown on Deed from Vina Massey, et al of record in Book 5389, page 697, to Herbert & Paul Odum, RODC, said beginning point also being South 89 deg. 45 min. West 113 feet from the westerly margin of Earheart Road; thence North 89 deg. 45 min. East 113.0 feet to an iron pin in the western margin of Earheart Road; thence northwesterly along said western boundary of Earheart Road 128.2 feet to an iron pin in the said westerly margin; thence South 73 deg. 58 min. West 63.4 feet to an iron pin in the eastern boundary of the Herbert & Paul Odum land; thence South 0 deg. 56 min. East 100.1 feet to the point of beginning, containing 0.25 acre, more or less.

PARCEL B: BEGINNING at the same iron pin as shown as beginning point in Parcel A above, being South 89 deg. 45 min. West 113. feet from the westerly margin of Earheart Road; thence South 89 deg. 45 min. West 350.0 feet to an iron pin ;thence North 0 deg. 15 min. West 100.0 feet to an iron pin; thence North 89 deg. 45 min. East 345.6 feet to an iron pin, said point being the northwest corner of Parcel A above; thence South 0 deg. 56 min. East 100.1 feet to the point of beginning, containing 0.80 acre, more or less.

BEING the same property conveyed to Charles T. Cox and wife, Pamela L. Cox by deed from John F. Bilyeu and wife, Pearl C. Bilyeu dated March 7, 1997 and of record in Book 10374, page 909, Register's Office of Davidson County, Tennessee. For further reference see Quitclaim Deed from Charles T. Cox to Pamela L. Cox recorded as Instrument No. 20060317-0030848, said

Register's Office.

TO HAVE AND TO HOLD the above described tracts or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above described tracts or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2019 real estate taxes which are to be pro-rated and assumed by the GRANTEES, applicable zoning and building regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tracts or parcels of land, unto the said **GRANTEES**, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

OF SAID CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND NO/100 ($160,000.00) DOLLARS the sum of TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS, has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of ONE HUNDRED FIFTY THOUSAND AND NO/100 ($150,000.00) DOLLARS, the said MARK BARNARD AND WIFE, DIANA BARNHARD have this day executed and delivered a promissory note for the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 ($150,000.00) DOLLARS payable to the order of PAMELA L. COX, and secured by a DEED OF TRUST of even date executed by said GRANTEES.

WITNESS my hand this the 5 day of April, 2019.

Pamela L. Cox

PAMELA L. COX

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said

County and State, the within named PAMELA L. COX, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 5 day of April, 2010.9

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-21-2020

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$160,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 5 day of April, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-21-2020