THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420348

Karen Johnson Davidson County
Batch# 228768 DEEDWARR
05/13/2019 08:29:54 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20190513-0044369

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2019.

Notary Public
My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2021

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carrie M. Hood 450 W. 17th Street #2204 New York, NY 10011	New Owner	Tax Parcel ID No. 130-13-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terri Barnes, Executor for the Estate of Glen R. Barnes and Terri Barnes, individually** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carrie M. Hood, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 1 of Block No. 4 on the plan of the Highlands of Belle Meade No. 1, as of record in Book 547, Page 180, Register' s Office for said County.

Beginning on the Westerly margin of Nichol Lane, formerly Midland Drive, at the corner of lots Nos 1 and 2; thence with said Lane Southwardly 255 feet to the Northerly margin of Page Road; thence with said Road Westwardly, along a broken line, 331 feet to the Easterly margin of said Page Road, continuing with said Road Northwardly 36 feet to the corner of lots Nos. 1 and 36; thence Eastwardly with the line between lots Nos 1 and 36 and the line between mots Nos. 1 and 2, 325 feet to the beginning.

Being the same property conveyed to Glen R. Barnes by Quitclaim Deed from Terri Barnes, Trustee of the Barnes Tennessee Marital Trust of record in Instrument No. 20180326-0027853, Register's Office for Davidson County, Tennessee. Glen R. Barnes died August 17, 2018. Terri Barnes is the devisee under the Will of Glen R. Barnes probated under Docket No. 18P1573 in the 7th Circuit Court of Davidson County, Tennessee, Probate Division.

Terri Barnes as Executor of the Estate of Glen R. Barnes joins in signing this deed to convey any interest the Estate may have in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 723, Page 95, Book 722, Page 547 and Book 928, Page 621, in the Register's Office for Davidson County, Tennessee.

ROW's of Page Road and Nichol Lane, fka Midland Drive.

This is improved property located at 420 Page Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2019.

Estate of Glen R. Barnes

Terri Barnes executor
BY: Terri Barnes, Executor

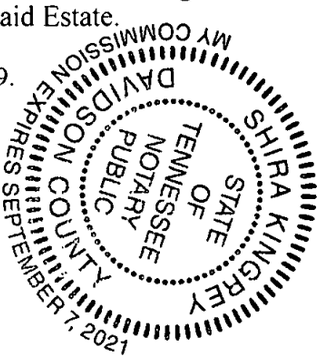
Terri Barnes
Terri Barnes, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, Terri Barnes with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor for the Estate of Glen R. Barnes, and who further acknowledged that she is authorized to execute the within instrument as Executor of said Estate.

Witness my hand, at office, this 10th day of May, 2019.

Notary Public
My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terri Barnes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2019.

Notary Public
My Commission Expires: _____

