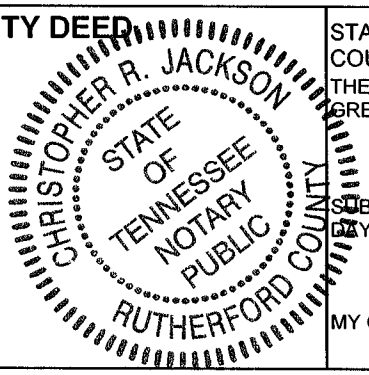
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia McBee	Patricia McBee	103-02-0-051.00
(NAME)	(NAME)	
215 Orlando Avenue	215 Orlando Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 232219 DEEDWARR
05/20/2019 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20190520-0047359

For and in consideration of the sum of ten dollars, 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 **Randall D. Barnes and Herbert H. Barnes and Gary C. Barnes and Sherill D. Williams,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patricia McBee, unmarried,** hereinafter called the GRANTEE(S), his/her/their 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 Part of Lot No. 20 on the Map of the C.C. Vernon Farm, as shown of Record in Book 161, Page 164 Register's Office for Davidson County, Tennessee as described as follows:

Beginning on the Westerly margin of Orlando Avenue at a point 464 feet north of the northerly margin of Burgie street; thence with said Avenue, northwardly 60 feet to the southeast corner of the property conveyed to Elizabeth G. Roy by deed from E. M. Dotson, et al., of record in Book 1286, Page 555 Register's Office for Davidson County, Tennessee; thence with her southerly line Westwardly 150 feet; thence southwardly and parallel with the westerly margin of Orlando Avenue 60 feet; thence eastwardly 150 feet to the beginning.

Being the same property conveyed to John E. Clark, Jr. and wife, Addie M. Clark by Quit Claim Deed from John E. Clark, Jr., dated November 19, 1993 and recorded November 22, 1993, of record in Book 9159, Page 436, Register's Office for Davidson County, Tennessee. The said John E. Clark died on October 4, 2006, thereby leaving Addie M. Clark the sole surviving tenant by the entirety.

Being the same property conveyed to Gary C. Barnes, Sherrill D. Williams, Randall D. Barnes and Herbert H. Barnes, Each an Undivided 1/4 Interest by Quit Claim Deed from Addie M. Clark, dated April 03, 2018 and recorded April 06, 2018, of record in Instrument 201804060032776, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plat of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 215 Orlando Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of May, 2019.

Randall Barnes

Herbert Barnes

Gary Barnes

Sherill Williams

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Barnes, Herbert Barnes, Gary Barnes, and Sherill Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of May, 2019.

Notary Public:

My Commission Expires: February 10, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

201905200047359

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

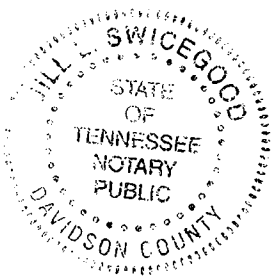
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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