Karen Johnson Davidson County
Batch# 247607 DEEDWARR
06/24/2019 11:13:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190624-0060741

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

CRT File No. 190621029

Deed is exempt from recording tax based on TCA 67-4-409(1)(D) as an implementation of a testamentary devise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,360,000.00.

KCR
Affiant

Subscribed and sworn to before me, this 20th day of June, 2019.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Terri Barnes, Trustee 7190 Hill Hughes Road Fairview, TN 37062	New Owner	Tax Parcel ID No. 079-044.00

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 of the Estate of Glen R. Barnes and Terri Barnes, Trustee of the Lauren Gray Barnes Third Party Special Needs Trust dated March 25th, 2013 as amended and restated on June 14, 2017** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Terri Barnes, Trustee of the Lauren Gray Barnes Third Party Special Needs Trust dated March 25th, 2013 as amended and restated on June 14, 2017**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of thirty-foot easement for ingress and egress at a point 30.01 feet West of the Southeast corner of the property conveyed to D. & E. Company by deed from Concrete Form Erectors, Inc., of record in Book 5046, Page 552, Register's Office for said County; thence with the Southerly line of said property, South 76 degrees 47 minutes West 191.23 feet; thence South 14 degrees 24 minutes East 415.07 feet to the Northerly margin of Cockrill Bend Road; thence with said Road, North 73 degrees 49 minutes East 80.07 feet and continuing with said Road on a curve with a radius of 5055.30 feet, a distance of 111.17 feet to the Westerly margin of said easement; thence with said easement, north 14 degrees 24 minutes West 406.38 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Hunter Short, Trustee to Glen R. Barnes and wife, Sue L. Barnes, as recorded on the 24th day of November, 1987 in Deed Book 7411, Page 239 and Warranty Deed from Concrete Form Erectors, Inc., a Tennessee corporation to Glen R. Barnes, as recorded on the 2nd day of August, 1977 in Deed Book 5179, Page 147, in the Register's Office of Davidson County, Tennessee.

Sue L. Barnes having died March 30th, 2008. Her interest in subject property having passed to Glen R. Barnes as the surviving tenant by the entirety.

Glen R. Barnes having died August 17th, 2018 in Davidson County Tennessee. Last Will and Testament of Glen R. Barnes filed in the Seventh Circuit of Davidson County in Probate Case No. 18P 1573. Letters of Testamentary dated September 20th, 2018 appointing Terri Barnes as the Executor of the Estate. Last Will and Testament of Glen R. Barnes specifically empowers the Executor of the Estate of Glen R. Barnes to convey real property. Last Will and Testament of Glen R. Barnes devised subject property to trustee of the Lauren Gray Barnes Third Party Special Needs Trust dated March 25, 2013, as amended and restated on June 14, 2017.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. & E. SUBDIVISION, as recorded in Plat Book 4955, Page(s) 95.

This is improved property located at 7134 Cockrill Bend Road Nashville, TN 37209.

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 20th day of June, 2019.

Estate of Glen R Barnes

Terri Barnes executor
By: Terri Barnes, Executor

The Lauren Gray Barnes Third Party Special Needs Trust dated March 25th, 2013 as amended and restated on June 14, 2017

Terri Barnes trustee
by: Terri Barnes, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 Executor of the Estate of Glen R. Barnes, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20th day of June 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 trustee of The Lauren Gray Barnes Third Party Special Needs Trust dated March 25th, 2013 as amended and restated on June 14, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20th day of June 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021