STATE OF TENNESSEE
COUNTY OF Williamson

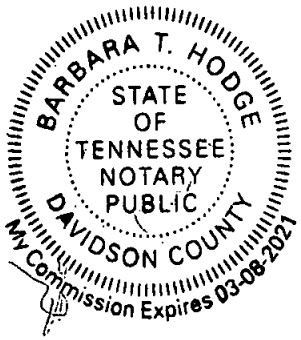
The actual consideration or value, whichever is greater, for this transfer is **$264,000.00.**

Angela Patterson
Affiant

Subscribed and sworn to before me, this 2nd day of July, 2019.

Notary Public

My commission expires: 03/08/2021



(Notary Stamp)

Karen Johnson Davidson County
Batch# 252204 DEEDWARR
07/03/2019 09:52:10 AM 2 pgs
Fees: $13.00 Taxes: $976.80

20190703-0065035

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Megan Arnett	NEW OWNER	**150-14-0-021.00**
420 Hickory Timber Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ryan D. Barnes and Katy M. Barnes, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Megan Arnett, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Lake Towne Park, Section 3 of record in Plat Book 6900, Page 355, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan D. Barnes and Katy M. Barnes, husband and wife by Warranty deed from Amanda Dean, Trustee of The 420 Hickory Timber Court Trust of record in Instrument No. 20151216-0126523 Register's Office for Davidson County, Tennessee, dated December 14, 2015 and recorded on December 16, 2015.

This is improved property known as **420 Hickory Timber Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2.
3. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of July, 2019.

Ryan D. Barnes

Katy M. Barnes

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan D. Barnes and Katy M. Barnes, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of July, 2019.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 19-000152-529