THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $464,800.00. Affiant Subscribed and sworn to before me this 26th day of July, 2019. Notary Public My Commission Expires: 3/7/23

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34897-06-2019

Karen Johnson Davidson County
Batch# 264901 DEEDWARR
07/31/2019 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,719.76
20190731-0075654

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kevin Corn 1221 Greenland Avenue Nashville, TN 37216	Kevin Corn 9074 Nemo Street West Hollywood, CA 90069	Map and Parcel No.: 061 12 0 175 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, **Edwin Barnes, also known as Edwin M. Barnes, and wife, Nancy Andrews** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin Corn**, a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1221 Greenland Avenue, Nashville, TN 37216.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P-19-1221

IN WITNESS WHEREOF, Grantors have executed this instrument on the 26th day of July, 2019.

Edwin Barnes by Nancy Andrews atty in fact
Edwin Barnes, by Nancy Andrews his Attorney-in-fact

Nancy Andrews
Nancy Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:
10-7-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Andrews with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Edwin Barnes, and she is authorized by Edwin Barnes to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of July, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:
10-7-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Thomas W. Jarrell's Two Lot Subdivision, as of record in Plat Book 4885, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edwin Barnes, also known as Edwin M. Barnes, and wife, Nancy Andrews by deed dated May 30, 2001 from Robert K. Carver and wife, Carol Ann Carver of record in Instrument No. 20010611-0061097, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 061 12 0 175 00.
2. All matters appearing on the Plan of record as Book 4885, page 62, Register's Office for Davidson County, Tennessee.