Name and Address of New Owner:
Iyonna Barkley and Sally Barkley
1117 Waggoner Court West
Nashville, TN 37214

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 10803012400

Karen Johnson Davidson County
Batch# 284417 DEEDWARR
09/11/2019 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $525.40
20190911-0092091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Misty D. Cavender, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Iyonna Barkley and Sally Barkley,*** "the Grantees," the following described real estate in Davidson County, Tennessee: * as tenants in common with full rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 144A Zone Lot Division, Section Six, Patio Villa, as of record in Book 6250, Pages 570 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Misty D. Cavender, unmarried by Warranty Deed from Dani L. Massie, unmarried dated March 18th 2005 and recorded March 23rd 2005 of record in Instrument No. 20050323-0031622 in the Official Records of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15 day of August, 2019.

Misty D. Cavender (SEAL)

STATE OF Florida
COUNTY OF Escambia

On this 15th day of August, 2019, before me personally appeared Misty D. Cavender, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of August, 2019.

Notary Signature
My commission expires:

Anderson Lunsford III
Notary Public, State of Florida
Comm. Expires Oct. 17, 2020
Comm. No. GG39449

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$142,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 16th day of August, 2019.

Notary Public
My commission expires: 11/5/2019
File No. 19-478

COMMIE TAYLOR
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212