This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

[illegible] ANDERSON LANE

[illegible]ONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $269,000.00.

Affiant

Subscribed and sworn before me this the 30th day of September, 2019.

Notary Public
My commission expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Austin Guillemet 401 Dry Creek Rd Goodlettsville, TN 37072	Pinnacle Bank 150 3rd Ave South #1000 Nashville, TN 37201	025-00-0 174.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM R. BARNES AND CATHERINE BARNES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AUSTIN GUILLEMET AND MACKENZIE GUILLEMET, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat for Stockton Subdivision as of record in Book 6200, page 840, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William R. Barnes and wife, Catherine Barnes, by deed from William Patrick Stockton and James L. Stockton, Jr., and Ruby L. Stockton, dated 06/29/1991, of record in Book 8394, page 271, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 401 Dry Creek Rd, Goodlettsville, TN 37072.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 289376 **DEEDWARR**
09/23/2019 08:56:06 AM 2 pgs
Fees: $13.00 Taxes: $995.30

20190923-0096129

Witness my hand this the 20th day of September, 2019.

William R. Barnes

Catherine Barnes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William R. Barnes and Catherine Barnes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY