Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 295324 DEEDWARR
10/03/2019 09:08:08 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20191003-0101045

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

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

Notary Public
My commission expires: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Carl B. Barnes, III 2900 Traughber Dr Nashville, TN 37206	ORIGIN Bank 1800 N. Hudson, Ste A Monroe, LA, 71201	073-13-0-143

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Maurice Fudge, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Carl B. Barnes, III, and Ana P. Barnes, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 46 on the Plan Mailan Heights, as of record in Book 1835, Page 90, Register's Office for Davidson County.

Said Lot fronts 67 feet on the southerly side of Traughber Drive and runs back 158.7 feet on the easterly line and 157.2 feet on the westerly line, to a dead line, measuring 67.1 feet thereon.

Being the same property conveyed to Maurice Fudge and wife Juanita J. Fudge by Deed from Fred Allen, and wife Lorene Allen of record in book 2339 page 179, Register's Office for Davidson County, Tennessee, and dated January 6, 1955. Juanita J. Fudge died on July 13, 2013 leaving Maurice Fudge as sole tenant by the entirety.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Mailan Heights of record in Plat Book 1835 Page 90, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2700 Traughber Drive, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of September, 2019.

Maurice Fudge By Eric Fudge - Attorney in fact 9-30-19

Maurice Fudge by Eric Fudge, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of September, 2019 before me personally appeared Eric Fudge to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maurice Fudge acknowledged that such person executed the same as the free act and deed of Maurice Fudge.

Notary Public

My Commission expires 2/12/23

