Karen Johnson
Batch# 297215
10/07/2019 11:14:55 AM
Fees: $13.00 Taxes: $2,956.30
Davidson County
DEEDWARR
2 pgs
20191007-0102458

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 11-8-2021

(AFFIX SEAL)

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dwight P. Wiles	New Owner	130-09-0-N-002.00
(NAME)	(NAME)	
900 Division Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Katrina Nicole Barnett, Trustee of the Katrina Nicole Barnett Inheritance Trust, U/A/D March 1, 2018,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwight P. Wiles, Trustee of the 944B Battery Lane Trust, dated September 24, 2019,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2, as shown as Exhibit "C" on the plan entitled Declaration of Covenants, Conditions and Restrictions for Battery Place Homeowners Association, of record in Instrument No. 20150828-0087419, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Daniel Burton, married, by Warranty Deed from Mark C. Adkison and wife, Julie C. Adkison, dated July 6, 2015, of record in Instrument No. 20150709-0066482, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Daniel C. Burton, a one-half (1/2) undivided interest as tenants in common and Mark A. Lynn, a one-half (1/2) undivided interest as tenants in common, by quitclaim Deed from Daniel Burton, dated July 21, 2015, of record in Instrument No. 20150722-0071669, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Daniel Burton by quitclaim Deed from Mark A. Lynn, dated October 31, 2016, of record in Instrument No. 20161031-0114839, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Katrina Nicole Barnett, Trustee of the Katrina Nicole Barnett Inheritance Trust, U/A/D March 1, 2018, by Warranty Deed from Daniel Burton, dated August 6, 2018, of record in Instrument No. 20180807-0077602, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 944 B Battery Lane, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Plat Book 5200, page 659 and Instrument No. 20150828-0087419; Restrictions of record in Instrument No. 20150828-0087419; all of record in the Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 1st day of October, 2019.

Katrina Nicole Barnett, Trustee of the Katrina Nicole Barnett Inheritance Trust, U/A/D March 1, 2018

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Katrina Nicole Barnett, Trustee of the Katrina Nicole Barnett Inheritance Trust, U/A/D March 1, 2018, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of October, 2019.

Notary Public
My Commission Expires: _____

File No.: 30188

