NEW OWNER:

CLIFTON BARNETT
2740 ALVIN SPERRY PASS
MOUNT JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1239

Map & Parcel 110030A05300

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 298563 **DEEDWARR**
10/09/2019 02:47:37 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50

20191009-0103643

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifteen Thousand and 00/100 Dollars ($415,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TRENTON DUBORIS THOMAS and wife, DENIECE L. THOMAS** (incorrectly spelled "Deneice L. Thomas in previous deed) ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CLIFTON BARNETT and KENDRA BARNETT, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the

Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 53, on the Plan of Phase 2, Lakeside Meadows, as shown on the plat of the same of record in Instrument No. 20080512-0048984, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to TRENTON DUBORIS THOMAS and wife, DENIECE L. THOMAS (incorrectly spelled "Deneice L. Thomas in previous deed) by Warranty Deed from The Jones Company, L.L.C., a Missouri limited liability company, dated April 30, 2013, and of record in Instrument No. 20130502-0044379, Register's Office for DAVIDSON County, Tennessee.
>
> This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2740 ALVIN SPERRY PASS, MOUNT JULIET, TN 37122**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record in Instrument No. 20080512-0048984, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 4th day of October, 2019.

TRENTON DUBORIS THOMAS

DENIECE L. THOMAS, a/k/a Deneice L. Thomas

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TRENTON DUBORIS THOMAS and wife, DENIECE L. THOMAS,** 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 and official seal at office this 4th day of October, 2019.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$415,000.00** .

AFFIANT

Sworn to and subscribed to before me this 4th day of October, 2019.

NOTARY PUBLIC

My commission expires: **June 21, 2022**

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY