THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 314647 DEEDWARR
11/12/2019 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20191112-0116624

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Joaquin Barba and Monica Barba 2229 Seven Points Circle Nashville, TN 37076	Wells Fargo Home Mortgage 1200 Park Ave Des Moines, IA 50321	098-13-0C-163.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kimberly V. Barnes and Jerron L. Barnes, husband and wife, as tenants by the entireties**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Joaquin Barba and Monica Barba, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 156, on the Plan of Phase 5, Section 1 The Meadows of Seven Points, of record in Instrument 20060522—0059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly V. Barnes, married, by Warranty Deed from Frank Batson Homes, Inc., of record on October 2, 2006, at Instrument No. 20061002-0121356, Davidson County Register of Deeds. Further being the same property conveyed to Kimberly V. Barnes and Jerron L. Barnes, husband and wife, as tenants by the entireties, by Quitclaim Deed from Kimberly Barnes, a married woman, joined by her spouse, Jerron L. Barnes, of record on July 25, 2013, at Instrument No. 20130725-0077068, Davidson County Register of Deeds.

This property is commonly known as 2229 Seven Points Circle, Nashville, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 28 day of August, 2019:

Kimberly V. Barnes

Jerron L. Barnes

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly V. Barnes and Jerron L. Barnes**, the bargainors, 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, this 28 day of August, 2019:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $422,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS _____ DAY OF August, 2019:

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY
(SEAL)
WILSON COUNTY