Karen Johnson Davidson County
Batch# 338485 DEEDWARR
01/03/2020 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $873.20
20200103-0000906

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

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is ~~$256,000.00~~.

Affiant

Subscribed and sworn before me this the 31 day of December, 2019.

Notary Public
My commission expires: 5-2022

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:
Thomas D. Darden
505 Harold Prewett Dr.
Nashville, TN 37218

Send Tax Bill to:
New Owner

Tax Information:
070-01-0A 002.00

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, BARCKLEY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS D. DARDEN, 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 Plan of Final Plat of West Hamilton Place, a Cluster Lot Subdivision, of record as Instrument No. 20020807-0094807, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barckley Investments, LLC, by deed from Music City Holdings, LLC, dated 08/21/2019, of record in Instrument No. 20190829-0087124, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 505 Harold Prewett Dr., Nashville, TN 37218.

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.

EA

Witness my hand this the 27 day of December, 2019.

Barckley Investments, LLC

BY: _____
Erin Helle, Sole Member

STATE OF California
COUNTY OF Monterey

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Erin Helle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the SOLE MEMBER of the within named bargainor, a LLC, and that SHE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Erin Helle as such SOLE MEMBER.

Witness my hand and official seal this 27 day of December, 2019.

My commission expires: N/A

_____
Notary Public

_____
US ARMY, JUDGE ADVOCATE
Notary Public, 10 US Code 1044A
Presidio of Monterey, CA

EA

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

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

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

