WARRANTY DEED

Karen Johnson Davidson County
Batch# 351713 DEEDWARR
01/31/2020 04:02:30 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20200131-0011874

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JANUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1556KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Craig O'Shoney	New Owner	052 09 0 166.00
4760 St. Andrew Ct.		
Clarksville, TN 37043		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PHILIP BARFOOT AND SHERI BARFOOT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CRAIG O'SHONEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2688 Miami Ave., Nashville, TN 37214

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 28th day of January, 2020.

Philip Barfoot

Sheri Barfoot

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, PHILIP BARFOOT AND SHERI BARFOOT, the bargainor(s), 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 Franklin, Tennessee, this 28th day of January, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

19-1556KH

EXHIBIT A - LEGAL DESCRIPTION

Lot 75, Woodale Grove Annex, as shown on plat of record in Plat Book 547, Page 109and110, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Philip Barfoot and Sheri Barfoot, husband and wife, by Quit Claim Deed from 92 Real Estate, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191226-0133227, in the Registers Office of Davidson County, Tennessee, dated December 20, 2019 and recorded on December 26, 2019; and also being the same property conveyed to 92 Real Estate, LLC, a Tennessee Limited Liability Company, Philip Barfoot and Sheri Barfoot, as Tenants in Common, by Quit Claim Deed from 92 Real Estate, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190503-0041632, in the Registers Office of Davidson County, Tennessee, dated April 19, 2019 and recorded on May 03, 2019; and also being the same property conveyed to 92 Real Estate, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Agora, LLC, now known as Agora Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180927-0095793 (corrected by Scrivener's Affidavit filed of record at Instrument No. 20181029-0106533), in the Registers Office of Davidson County, Tennessee, dated September 25, 2018 and recorded on September 27, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY