Karen Johnson Davidson County
Batch# 356975 DEEDWARR
02/12/2020 09:21:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200212-0015952

# WARRANTY DEED

KEVIN BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-18-22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
William Phalen, Sherman & Phalen, LLC, 1165 NORTHCHASE PARKWAY SE, Suite 450, Marietta, GA 30067

File No.: 20-0028Barlowe-CD-TN

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Nathan Barlowe and Sara Barlowe | Nathan Barlowe and Sara Barlowe | 132 01 0 188.00 |
| (NAME) 943 Greerland Drive | (NAME) 943 Greerland Drive | |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) Nashville, TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
SARA REDDITT AKA SARA BARLOWE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
NATHAN BARLOWE AND SARA BARLOWE, as husband and wife,
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 Lot No. 59 on the Plan of Rolling Meadows of record in Plat Book 1424, Page(s) 98 and 99, in Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara Redditt, by Warranty Deed from Charles D. Hayner and Kristen L. Hayner, husband and wife, of record in Instrument No. 20130903-0092156, in the Register's Office of Davidson County Tennessee, dated August 29, 2013 and recorded on September 03, 2013.

Being the same property conveyed to SARA REDDITT by CHARLES D HAYNER and KRISTEN L HAYNER in an instrument dated August 29, 2013 and recorded September 3, 2013 in _____.

This is unimproved ☐ / improved ☒ property, known as 943 Greerland Drive, Nashville, TN 37204

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 31 day of January, 2020.

Sara Redditt aka Sara Barlowe

Sara Redditt AKA Sara Barlowe

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31ST day of January, 2020, before me personally appeared Sara Redditt AKA Sara Barlowe to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 31ST day of January, 2020

Commission Expires: 10-18-22

Notary Public

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY