Karen Johnson Davidson County
Batch# 373608 DEEDWARR
03/17/2020 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $321.90
20200317-0029384

Name and Address of New Owner:
Matthew Barnes
626 Gibson Drive
Madison, TN 37115

Send Tax Bills To:
First Horizon Bank
165 Madison Ave
Memphis, TN 38103

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 051-04-0-007

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dorothy Chilton Canter**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Jason Barnes aka Matthew Barnes, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 26, 2020 and known as Job No. 200034 as follows:

Beginning at an existing concrete monument on the westerly margin of Gibson Drive, said point being the northeast corner of this tract and the southeast corner of lot 47 of Blair Heights Section 6 of record in Book 2331, page 38 R.O.D.C., Tn.; thence with the margin of said Gibson Drive 25' from the centerline S20°13'27"W 143.88' to an existing concrete monument; thence leaving said Gibson Drive and with the line of Juanita Cleveland, Trustee (Inst. No. 200809150093885 R.O.D.C., Tn.) N82°05'03"W 313.21' to an existing concrete monument; thence with the line of lot 18 on the plan of Blair Heights section 4 (Bk.2331, pg.60 R.O.D.C., Tn.) N07°37'42"E 144.50' to an existing concrete monument; thence with the line of Lot 19 of said Blair Heights Section 4, S81°21'12"E 127.67' to an existing concrete monument; thence leaving said Lot 19 and with the line of the said Lot 47 Blair Heights Section 6, S81°28'39"E 216.95' to the point of beginning, containing 46880.9 SF +/- , 1.1 Acres more or less.

Being the same property conveyed to Leslie O. Canter, Jr. and wife, Dorothy Chilton Canter by Warranty deed from Cecile Clendenin of record in Book 4714, page 758, Register's Office for Davidson County, Tennessee, dated June 6, 1973 and recorded on June 6, 1973. The said Leslie O. Canter, Jr. having since died on June 26, 2010.

Being improved property also known as: 626 Gibson Drive, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of March, 2020.

Dorothy Chilton Canter by Vickie Lynn Biggs (SEAL)
Dorothy Chilton Canter by Vickie Lynn Biggs, her Attorney-In-Fact
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6TH day of March , 2020, before me personally appeared **Vickie Lynn Biggs** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Dorothy Chilton Canter,** and acknowledged that she executed the same as the free act and deed of the said **Dorothy Chilton Canter.**

Witness my hand and seal this 6th day of March, 2020.

Sandy Balent
Notary Public
My commission expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Matt Brown
(Affiant)

Sworn to and subscribed before me this
6th day of March, 2020.

Sandy Balent
Notary Public
My commission expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2020-575

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON