Karen Johnson Davidson County
Batch# 413565 DEEDWARR
06/11/2020 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $854.70
20200611-0059950

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $231,000.00. Affiant Subscribed and sworn to before me, this the 29th day of May, 2020. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christine Lowry	CMG Mortgage, Inc.	128-14-0-168.00
P.O. Box 50181	3160 Crow Canyon Road #400	
Nashville, TN 37205	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN S. BARBER, JR., CO-EXECUTOR, AND CHERYL BARBER CROWELL, CO-EXECUTRIX OF THE ESTATE OF JOHN SAMUEL BARBER, SR. AND AS CO-TRUSTEES OF THE JOHN S. BARBER SR. TESTAMENTARY TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINE LOWRY, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 64 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30, Register's Office for said County.

Said lot fronts 66 feet on the Westerly side of Stallion Drive and extends back 202.7 feet on the Northerly line and 116.5 feet on the Southerly line to a dead line and measures 119.5 feet thereon.

Being the same property conveyed to John S. Barber and wife, Leona M. Barber by Warranty deed from Raymond II. Roberts and wife, Mattie Louise Roberts of record in Book 4458, page 777, Register's Office for Davidson County, Tennessee, dated November 03, 1970 and recorded on November 12, 1970.

John S. Barber died February 13, 2012, having been predeceased by Leona Barber. He left heirs John S. Barber, Jr., James R. Barber, Jack E. Barber and Cheryl Crowell in his Will Probated at Docket No. 16P1185 in the Probate /Seventh Circuit Court for Davidson County, Tennessee at Nashville.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7964 Stallion Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2020.

The Estate of John Samuel Barber, Sr.

By: _____
John S. Barber, Jr., Co-Executor &
Co-Trustee of the John S. Barber Sr.
Testamentary Trust

By: _____
Cheryl Barber Crowell, Co-Executrix &
Co-Trustee of the John S. Barber Sr.
Testamentary Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John S. Barber, Jr. and Cheryl Barber Crowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Executor(s) of The Estate of John Samuel Barber, Sr., Deceased, and the Co-Trustee(s) of the John S. Barber Sr. Testamentary Trust and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2020.

_____
Notary Public

My Commission Expires: 5-2-22



True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022