This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 457510 DEEDWARR
08/14/2020 02:50:34 PM 2 pgs
Fees: $13.00 Taxes: $738.15
20200814-0091486

ADDRESS NEW OWNER:
Keith M. Herndon
269 Buck Run Drive
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MAP/PARCEL 122-01-0A-408.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michelle R. Barr, a single person, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Keith M. Herndon, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 74, as shown on the Plan of Woodland Pointe, Phase 9, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 200010110101044 and First Supplementary Declaration in Instrument 200207250089575 , Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Michelle R. Barr, a single person by Warranty deed from Jeremy S. Smith and wife, Rachel Newman-Smith of record in Instrument No. 20171102-0112720 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 02, 2017.

This is improved property known as: **269 Buck Run Drive, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 17th day of July, 2020.

WITNESS MY HAND on this the 17th day of July, 2020

Michelle R Barr
Michelle R. Barr

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michelle R. Barr,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of July, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $199,500.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of July, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09.09.23

File No: 200541