Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0757

Karen Johnson Davidson County
Batch# 466541 DEEDWARR
08/31/2020 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $94.35
20200831-0098205

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of August, 2020

Kayla R. Johnson
Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph M. Barnes 604 Hidden Acres Drive Madison, TN 37115	NEW OWNER	025-03-0-001.00

WARRANTY DEED

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

Jeffrey Tyler Barnes and wife, Victoria Throneberry Barnes

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph M. Barnes, a married person

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:

Being a tract of land in the 10th Council District of Davidson County Tennessee, and being more accurately described according to a survey by Anthony T. Bollinger, TN RLS 2095, dated October 16, 2018, as follows:

Beginning at an existing iron pipe, said pipe being the southwest corner of Mark Harvey in Inst. No. 20141112-0104238 R.O.D.C.T., and the most East southeast corner of herein described tract; thence now leaving said Harvey with Kenneth Batey in Inst. No. 2014112-0104238 R.O.D.C.T., North 58 degrees 10 minutes 39 seconds West 270.00 feet to a set iron pin; thence with said Batey South 29 degrees 07 minutes 42 seconds East, 195.97 feet to a set iron pin in the line of William Seaver in Inst. No. 20180706-0065519 R.O.D.C.T.; thence now leaving said Batey with said Seaver North 57 degrees 43 minutes 00 seconds West 305.00 feet to an existing iron pin, in the line of Judy Barnes in Book 9907, Page 892, R.O.D.C.T.; thence now leaving said Batey with said Barnes North 01 degrees 38 minutes 56 seconds West 236.06 feet to an existing iron pin; thence now leaving said Barnes with Map 18-15, PCL 10.00 T.A.O.D.C.T.; South 74 degrees 42 minutes 34 seconds East, 401.83 feet to an existing iron pin; thence South 03 degrees 55 minutes 16 seconds East, 25.69 feet to an existing iron pin, said pin being the northwest corner of Robert M. Emery, Jr. in Inst. No. 20171016-0105668 R.O.D.C.T.; thence with said Emery South 02 degrees 22 minutes 58 seconds East, 118.47 feet to an existing iron pipe, said pipe being the northwest corner of previous said Harvey; thence with said Harvey South 02 degrees 05 minutes 00 seconds East, 120.16 feet to the point of beginning containing 2.256 acres, more or less.

TOGETHER WITH that certain Easement for Utility Placement from Kenneth Carlton Batey and Sharyn Rebecca Batey unto Jeffrey Tyler Barnes and wife, Victoria Throneberry Barnes of record in Instrument No. 20181119-0113551, Register's Office for Davidson County, Tennessee, to which record reference is hereby made; and

TOGETHER WITH that certain Grant of Ingress/Egress Easement and for Utility Placement from Judy F. Barnes unto Jeffrey Tyler Barnes and wife, Victoria Throneberry Barnes of

record in Instrument No. 20181119-0113552, Register's Office for Davidson County, Tennessee, to which record reference is hereby made.

Being the same property conveyed to Jeffrey Tyler Barnes and wife, Victoria Throneberry Barnes by Warranty Deed from Kenneth Carlton Batey and Sharyn Rebecca Batey of record in Instrument No. 20181119-0113553, Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 19, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 0 Hitt Lane, Goodlettsville, TN 37072

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

Dated this the 28th day of August, 2020.

Jeffrey Tyler Barnes

Victoria Throneberry Barnes

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey Tyler Barnes and Victoria Throneberry Barnes** 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 Hendersonville, Tennessee this 28th day of August, 2020.

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
SUMNER COUNTY

Notary Public
My Commission Expires: 11/21/23

True Copy Certification

I, Jennifer Pennell, 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 Tennessee

County of Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

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