Karen Johnson Davidson County
Batch# 486781 DEEDWARR
09/30/2020 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20200930-0112834

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me this 29th day of September, 2020.

Notary Public
My commission expires: 2/12/23

Amy Cross Nance State of Tennessee Notary Public Williamson County

Dana Thomas State of Tennessee Notary Public Maury County

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael E. Barnes	Same	053 12 0 086.00
309 Sunset Island Trl.		
Gallatin, TN 37066		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Derrick Sandoval, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael E. Barnes, an unmarried man** hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No 5, Block 4 on the Plan of Dabbs and Elliot Subdivision No. 1, of record in Plat Book 547 Page 97 in the 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 Derrick Sandoval, a married man by virtue of a deed from 5 Dogs Properties, LLC, recorded on April 3, 2020 at 12:20 pm as Instrument #202004030035979 in Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following:

1. All matters appearing on the plan of Dabbs & Elliot Subdivision of record in Plat Book 547 Page 97 Register's Office for Davidson County, Tennessee.

2. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.

This property is unimproved property known as 2608 Elliott Dr, Nashville, TN 37138

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29th day of September, 2020.

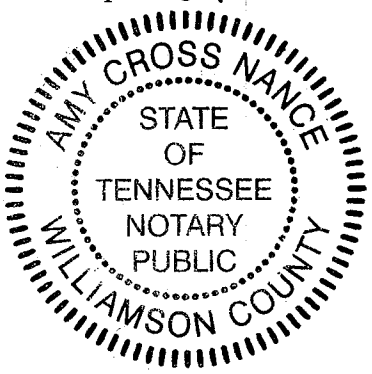
Derrick Sandoval

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of September, 2020, before me personally appeared Derrick Sandoval, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2020.

Notary Signature
My ~~commission~~ expires: 4/12/23



I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY