Karen Johnson Davidson County
Batch# 577854 DEEDWARR
02/24/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,586.56
20210224-0023264

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of February, 2021.

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Frank Kelly Bauman**	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
2704 FORTLAND DR (NAME) (ADDRESS)	RENASANT BANK (NAME) 2909 PARK PLACE NORTH STE 150 (ADDRESS)	083-16-0-017.00
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin Barnett and Sierra Barnett, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frank Kelly Bauman, and unmarried 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:

LAND in Davidson County, Tennessee, being Lot No. 269 on the Plan of Section Three, Fortland Park, of record in Plat Book 2900, Page 61, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Being the same property conveyed to Kevin Barnett and Sierra Barnett, husband and wife by deed from Michael D. Brown and Rickey L. Brown, as Successor Co-Trustees of the Robert M. Brown and Juanita B. Brown Revocable Living Trust U/A/D October 1, 1998 , of record in Instrument No. 20190529-0050453, dated May 24, 2019, in Davidson County Register's Office in TN. Legal description corrected by Quitclaim Deed recorded in Instrument 20190909-0090575.

unimproved ☐
This is improved ☒ property, known as **2704 Fortland Drive, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this **17th day of February, 2021.**

Kevin Barnett

Sierra Barnett

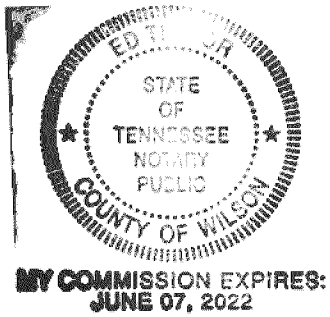
STATE OF Tennessee

COUNTY OF Wilson

On this 17th of February 2021 before me personally appeared Kevin Barnett and Sierra Barnett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Kevin Barnett and Sierra Barnett.

Witness my hand at office on **17th day of February, 2021.**

Notary Public. My Commission Expires:



MY COMMISSION EXPIRES:
JUNE 07, 2022

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

