State of Tennessee
County of Davidson

Karen Johnson Davidson County
Batch# 580878 DEEDWARR
03/01/2021 02:25:30 PM 2 pgs
Fees: $13.00 Taxes: $1,513.30
20210301-0025706

The actual consideration or value, whichever is greater, for this transfer is $409,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2021.

Notary Public:
My Commission Expires: 1-3-2023

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Matthew Moody and Shawntay Moody	New Owner	011-00-0-207.00
2145 Baker Road	Cross Country Mtg	
Goodlettsville TN	1616 Westgate Cir. #127	
37072	Brentwood TN 37027	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Shane Barmby, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Matthew William Moody and Shawntay Renee Moody, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin new in the north margin of Baker Road, said pin being South 37 degrees 51 minutes 58 seconds East 101.80 from the south east corner of Sallye Crawford (DB 8286 PG 665). Thence on a new line for the next four calls: North 40 degrees 45 minutes 37 seconds East 126.56 feet to an iron pin new. North 63 degrees 20 minutes 6 seconds East 319.84 feet to an iron pin new. North 35 degrees 12 minutes 57 seconds East 129.73 feet to an iron pin new. South 60 degrees 21 minutes 41 seconds East 160.00 feet to an iron pin new. Thence with the west property line of Kenneth Duncan etux (DB 6121 PG 564) for the next two calls; South 14 degrees 4 minutes 49 seconds West 163.83 feet to a 10" maple in a fence line. South 15 degrees 54 minutes 32 seconds West 527.57 feet to an iron pin old in the north margin of Baker Road. Thence with the north margin for the next four calls; North 69 degrees 23 minutes 46 seconds West 50.44 feet to an iron pin new. On an arc with a delta of 40 degrees 27 minutes 50 seconds, a radius of 424.57 feet, an arc length of 299.84 feet and a chord of North 50 degrees 49 minutes 5 seconds West 293.65 feet to an iron pin new. North 30 degrees 30 minutes 47 seconds West 101.99 feet to an iron pin new. On an arc with a delta of 5 degrees 13 minutes 58 seconds, a radius of 1425.00 feet, an arc length of 130.15 feet and a chord of North 33 degrees 12 minutes 9 seconds West 130.10 feet to the point of beginning and containing 5.307 acres, more or less according to a survey by John Franklin dated April 11, 2007.

BEING the same property conveyed to James Shane Barmby by Warranty Deed from Wayne Alan Streur, Trustee for the Wayne Alan Streur Trust dated May 19, 1989, dated 1/22/2008 and recorded 3/5/2008 in Instrument No. 20080305-0022172; and being the same property previously conveyed to Wayne Alan Streur, Trustee for the Wayne Alan Streur Trust dated May 19, 1989, as to a 50% undivided interest and James Shane Barmby, as to a 50% undivided interest, as tenants in common, by Warranty Deed from Teen Challenge International Nashville, also known as Teen Challenge International, Nashville Headquarters, a Tennessee corporation, dated 6/8/2007 and recorded 6/11/2007 in Instrument No. 20070611-0069561, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to Deed Restrictions of record in Instrument No. 20070611-0069561, Register's Office for Davidson County, Tennessee.

This is (_X__) improved (____) unimproved property, known as: 2145 Baker Road, 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 23rd day of February, 2021.

James Shane Barmby

State of Tennessee
County of Davidson

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

Witness my hand and official seal, this 23rd day of February, 2021.

Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public: Brenda Huntsman

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY