THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210635707**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $421,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2021. Notary Public My Commission Expires: 5.14.2025

Karen Johnson Davidson County
Batch# 667208 DEEDWARR
06/29/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20210629-0087918

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kimberly Monroe 5861 Woodlands Avenue Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 03 0B 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Corey Barnes and Jennifer Minton Connally now known as Jennifer Barnes, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly Monroe, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the plan of The Woodlands, Phase 2, of record in Plat Book 6900, Page 635, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William Corey Barnes and Jennifer Minton Connally, husband and wife, by Warranty Deed from Susan C. Briley, unmarried, of record in Instrument No. 20110831-0067613, in the Register's Office of Davidson County, Tennessee, dated August 26, 2011 and recorded on August 31, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Woodlands Phase 2, as recorded in Plat Book 6900, Page(s) 635.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary The Woodlands, as recorded in Plat Book 6900, Page(s) 497.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7334, Page 109.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7408, Page 250, Amended in Book 7516, Page 37, and Modified in Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, and Rerecorded in Book 8643, Page 675.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6710, Page 495, Book 7091, Page 428.

Easement recorded in Book 7917, Page 422.

Easement for Sanitary Sewer, recorded in Book 8541, Page 230 and in Book 8541, Page 241.

Easement for Water Main, recorded in Book 8541, Page 241.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7336, Page 3.

This is improved property located at 5861 Woodlands Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2021.

William Corey Barnes

Jennifer Barnes

William Corey Barnes

Jennifer Minton Connally n/k/a Jennifer Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Corey Barnes and Jennifer Minton Connally now known as Jennifer Barnes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2021.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06.17.2024

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-28-2021.

Lori Patterson
Affiant
Date: 6-28-2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 29 day of June, 2021.

Notary Public

My Commission Expires : 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY