Karen Johnson Davidson County
Batch# 715510 DEEDWARR
09/14/2021 12:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20210914-0123183

36547

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36547-08-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me this 1st day of September, 2021. Notary Public My Commission Expires: 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Jamie L Agostino Adam M. Nixon 1021 Elmshade Lane Nashville, TN 37211	**Send Tax Bills To:** Banksouth Mortgage Company, LLC 3290 Northside Parkway, Suite 600 Atlanta, GA 30327	**Tax Information:** Map and Parcel No.: 172030A06400CO

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, **Kathryn Todd Barbee, married, formerly known as Kathryn T. Menefee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jamie L Agostino, unmarried and Adam M. Nixon, unmarried, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1021 Elmshade Lane, Nashville, TN 37211.

The subject property has never been the marital residence of the Grantee.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 1st day of September, 2021.

Kathryn Todd Barbee by Gerald G. Patterson, Atty-In-Fact
Kathryn Todd Barbee by Gerald G. Patterson,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kathryn Todd Barbee and he is authorized by Kathryn Todd Barbee to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of September, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of The Woodlands, Phase I, Section I, of record in Plat Book 6900, Page 498, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kathryn T. Menefee, by Warranty Deed from A & M Realty Management, a Limited Liability Company, of record in Instrument No. 20031014-0151745, in the Register's Office of Davidson County, Tennessee, dated October 7, 2003 and recorded on October 14, 2003.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 172030A06400CO.
2. All matters appearing on the Plan of record as Plat Book 6900, Page(s) 498 and 499, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the PUD Boundary Plan of record as Plat Book 6900, Page(s) 497, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 7334, Page 109 and Book 7408, Page 250, amended in Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224, as re-recorded in Book 8643, Page 675, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6710, Page 495 and Book 7091, Page 428, Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement as set forth in instrument recorded in Book 7336, Page 3, Register's Office for Davidson County, Tennessee.
7. Deed of Conveyance recorded in Book 8541, Page 225; Book 8541, Page 230 and Book 8541, Page 235, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER, JR., 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 on 9/1/2021.

GEORGE E. MUDTER, JR.
Dated 9/1/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas Dated 9/1/2021
Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

