Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $314,000.00. Affiant Subscribed and sworn to before me, this the 29th day of September, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Larry Hyde	THE FEDERAL SAVINGS BANK	095-04-0-149.00
2525 Crossfield Drive	4120 W DIVERSEY AVE STE C50	
Nashville, TN 37214	CHICAGO, IL 60639	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT H. BARNARD, THOMAS E. BARNARD, JERI L. BERGE, INDIVIDUALLY, AND, LISA WOODLEY, VALERIE BROWN, AND WENDY CRATON, AS DEVISEES UNDER THE WILL OF JAMES K. BARNARD,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY HYDE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 49 of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for said County.

Said Lot No. 49 fronts 75 feet on the Southerly said of Crossfield Drive and runs back between lines 170 feet on the West line and 160 feet on the East line to a dead line in the rear, which is a broken line measuring 86.16 feet thereon.

Being the same property conveyed to LaVonne T. Barnard, a single person by Warranty deed from J.D. Sperry, Executor of the Estate of Emma L. Sperry and J. D. Sperry individually of record in Book 6212, page 166, Register's Office for Davidson County, Tennessee, dated January 05, 1984 and recorded on January 11, 1984.

Karen Johnson Davidson County
Batch# 731139 DEEDWARR
10/06/2021 02:53:30 PM 8 pgs
Fees: $43.00 Taxes: $1,161.80
20211006-0134540

LaVonne Barnard died February 15, 2016, her estate being administered through Davidson County Probate Court, Docket No. 16P-406. See also Order for Probate in Instrument No. 20160328-0028734, Last Will and Testament of LaVonne Barnard in Instrument No. 20160328-0028735, in the Register's Office for Davidson County, Tennessee, devising the property to James K. Barnard, Robert H. Barnard, Jeri L. Berge, Thomas E. Barnard with James K. Barnard receiving a Life Estate. James K. Barnard having since died, leaving Lisa Woodley, Valerie Brown, and Wendy Craton.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2525 Crossfield Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of September, 2021.

Robert H. Barnard

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert H. Barnard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29 day of September, 2021.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3/3/25

Thomas E. Barnard

STATE OF Oklahoma
COUNTY OF Cherokee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thoams E. Barnard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of September, 2021.

Notary Public

My Commission Expires: 7/17/23

WILLIAM PERRY NOTARY # 19007155 EXP. 07/17/23 PUBLIC STATE OF OKLAHOMA

Jeri L. Berge

STATE OF FLORIDA
COUNTY OF OKALOOSA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeri L. Berge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29 day of September, 2021.

Notary Public

My Commission Expires: 02/11/2023

RILEY BERISH
Notary Public - State of Florida
Commission # GG 300739
My Comm. Expires Feb 11, 2023

Lisa Woodley

STATE OF Ohio
COUNTY OF Wood

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa Woodley, Devisee Under the Will of James K. Barnard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29 day of September, 2021.

Notary Public

My Commission Expires: 2.28.22

RUSSELL L NICHOLS NOTARY PUBLIC STATE OF OHIO My Comm. Expires February 28, 2022

Valerie Brown

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Valerie Brown, Devisee Under the Will of James K. Barnard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of ~~September, 2021.~~

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Wendy Craton

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wendy Craton, Devisee Under the Will of James K. Barnard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day ~~of September, 2021~~.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 10/05/2021 (date ~~of document~~).

Affiant Signature

10/05/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025