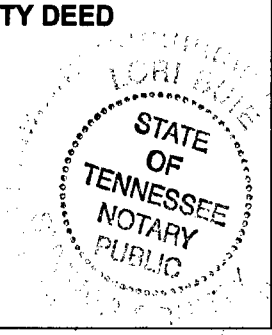
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 8/21/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Nathan Hunt and Aletia Hunt	Pinnacle Bank	9-227
(NAME)	(NAME)	
7740 Greenbrier Road	P.O. Box 702726	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Dallas, TX 75370	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212897

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Thomas Harvey Barber and Kimberly Gayle Berry and Debbie Barber Wood and Tony Barber** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Nathan Hunt and Aletia Hunt, Husband and Wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 2, Final Plat for Johnson Property Greenbrier Road, of record in Plat Book 11190, page 91, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Michael H. Roberts and Sandra Joyce Roberts by Warranty Deed from William L. Johnson and wife, Betty A. Johnson, dated April 17, 2001 and filed of record in Instrument No. 20010418-0038493, Register's Office for Davidson County, Tennessee. The said Sandra Joyce Roberts having died on or about 12/27/2019, leaving the said Michael H. Roberts, the surviving tenant by the entirety and sole owner of said land. The said Michael H. Roberts died testate on or about May 28, 2020, leaving property vested in Callie Alice Barber, Thomas Harvey Barber, Kimberly Gayle Berry, Debbie Barber Wood and Tony Barber, as evidenced by the Last Will & Testament of Michael Harvey Roberts of record in Docket No. 20P591 in the Seventh Circuit Court for Davidson County, Tennessee. Callie Alice Barber died on or about 11/18/2014, leaving the said property vested in Thomas Harvey Barber, Kimberly Gayle Berry, Debbie Barber Wood and Tony Barber.

Unimproved ☐

This is improved ☒ property, known as 7740 Greenbrier Road, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 767834 **DEEDWARR**
12/06/2021 11:10:07 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50



20211206-0161286

Witness my hand this 3rd day of December, 2021

Thomas Harvey Barber

Kimberly Gayle Berry

Debbie Barber Wood

Tony Barber

STATE OF Tennessee)
County OF ~~Robertson~~) Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas Harvey Barber , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of December, 2021.

Lori Burr
Notary Public
My Commission Expires: 8/21/23

STATE OF Tennessee)
County OF ~~Robertson~~) Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kimberly Gayle Berry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of December, 2021.

Lori Burr
Notary Public
My Commission Expires: 8/21/23

STATE OF Tennessee)
County OF ~~Robertson~~) Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Debbie Barber Wood, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of December, 2021.

Lori Burr
Notary Public
My Commission Expires: 8/21/23

STATE OF Tennessee)
County OF ~~Robertson~~) Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tony Barber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of December, 2021.

Lori Burr
Notary Public
My Commission Expires: 8/21/23