WARRANTY DEED

Karen Johnson Davidson County
Batch# 834899 DEEDWARR
04/05/2022 11:57:55 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20220405-0039242

J-PG-22-6007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ESW of TN, LLC	**New Owner**	
(NAME)	(NAME)	**091 02 0 187.00**
132 Shorecrest Circle		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROYAL BARNES, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ESW OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 20 feet of Lot No. 6 and the Easterly 15 feet of Lot No. 8 of Block No. 19 on the Map of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 6 and 8 front together 35 feet on the Southerly side of New York Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Daryl Shawn Martin, by Warranty Deed from Norman W. Bowen, of record in Instrument No. 20060901-0108093, in the Register's Office of Davidson County, Tennessee, dated August 17, 2006 and recorded on September 01, 2006.

Being the same property conveyed to Royal Carter Barnes, unmarried, by Trustee's Deed from A.J. Sharenberger, III, Successor Trustee, of record in Instrument No. 20090121-0005243, in the Register's Office of Davidson County, Tennessee, dated January 20, 2009 and recorded on January 21, 2009.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Subdivision, as recorded in Plat Book 161, Page(s) 75.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6007 New York Ave., Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 31st DAY OF MARCH, 2022.

Royal Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212