THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4514-WE

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, lr
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch# 844844
04/25/2022 11:18:30 AM
Fees: $13.00 Taxes: $12,210.00

Davidson County
DEEDWARR
2 pgs

20220425-0047229

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,300,000.00.

Affiant

SCRIBED AND SWORN TO BEFORE ME, THIS THE 21st
April , 2022

Notary Public

COMMISSION EXPIRES: _____

(AFFIX SEAL)

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Whitehair and Ashley Whitehair	NEW OWNER	
206 Lynnwood Blvd.		116-07-0-053.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, , **Raymond Don Barnes, Jr. and Leigh M. Barnes, Trustees of the Barnes Revocable Living Trust, dated April 28, 2016**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy Whitehair and Ashley Whitehair, 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:

Land in Davidson County, Tennessee, being a single lot composed of the southerly one-half of Lot No. 38 and the northerly part of Lot No. 37 of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Plat Book 421, Pages 102 and 103, said Register's Office, as shown on the plat combining the aforesaid property of record in Instrument No. 20131219-0128150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Together with a portion of the public right of way closed, vacated and abandoned by the City of Belle Meade by Ordinance No. 90-11, a certified copy of which is of record in Instrument No. 20041112-0136173, Register's Office for Davidson County, Tennessee, and being more particularly described as the westerly 25 feet of Dupont Avenue, which was closed by City of Belle Meade Ordinance No. 90-11.

Being the same property conveyed to Raymond Don Barnes, Jr and Leigh M. Barnes, husband and wife by Warranty Deed from Darrin L. Rohr and Margaret J. Rohr, husband and wife, of record in Instrument No. 20151008-0102749, Register's Office for Davidson County, Tennessee, dated October 05, 2015 and recorded on October 08, 2015.

Being the same property conveyed to Raymond Don Barnes, Jr. and Leigh M. Barnes, Trustees of the Barnes Revocable Living Trust, dated April 28, 2016 by Warranty Deed from Raymond Don Barnes, Jr. and Leigh M. Barnes, husband and wife, as tenants by the entireties, of record in Instrument No. 20160504-0043835, Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on May 04, 2016, as corrected by Scriveners Affidavit recorded on July 01, 2016 in Instrument No. 20160701-0067970, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **206 Lynnwood Blvd., Nashville, TN 37205**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 21 day of April, 2022.

Raymond Don Barnes, Jr. and Leigh M. Barnes, Trustees of the Barnes Revocable Living Trust, dated April 28, 2016

BY: Raymond Don Barnes Jr, Trustee
Raymond Don Barnes, Jr., Trustee

BY: Leigh M Barnes, Trustee
Leigh M. Barnes, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond Don Barnes, Jr., Trustee,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of April, 2022.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leigh M. Barnes, Trustee,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of April, 2022.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE