*re-recorded adding coverage for garage

File No. 250700573

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/05 13:48 2 pgs
Fees:12.00 Taxes:0.00
20050906-0106678

RE-RECORD

Davidson County DEEDWARR
Recvd: 07/29/05 12:10 2 pgs
Fees:13.00 Taxes:534.66
[redacted]
20050729-0088932

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF [illegible]

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,503.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 9, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1418 Kensington Sq. Ct., Bldg. F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald R. Barnes	SunTrust Mortgage, Inc.	164-06-0-A-034.00 CO
(NAME) 4316 Summercrest Blvd #501	(NAME) 201 Fourth Avenue N	
(ADDRESS) Antioch, TN 3703	(ADDRESS) Nashville, Tennessee 37219	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MainStreet Homes, LLC, a Limited Liability Company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald R. Barnes and wife, Wilma L. Barnes, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Unit No. 34, Garden Home Area A*, on the Final Plat of Autumn Glen, Section 1, a condominium regime, as shown by plat appearing of record in Instrument No. 20020926-0017438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

*together with garage Unit #5, all as shown

Being part of the same property conveyed to MainStreet Homes, LLC by Quitclaim Deed dated December 8, 2000 of record in Instrument No. 20010815-0088155, Register's Office for Davidson County, Tennessee.

Amended and Restated Master Deed of record in Instrument No. 20030929-0143614; Charter of Homeowners' Association of record in Instrument No. 20010912-0099442; Easement for Ingress/Egress of record in Instrument No. 20021211-0153095; Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances Easement of record in Instrument No. 20020823-0102072 and in Instrument No. 20030923-0140664; Easement for public utilities, including sidewalks of record in Instrument No. 20020828-0104004; Right to Use Common Area and Maintenance Agreement of record in Instrument No. 20010308-0021946; all matters shown on plat of record in Instrument No. 20020926-0117438; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4316 Summercrest Boulevard Condominium 501, Antioch, TN 37013
(House Number) (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 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 our hands this 15th day of July, 2005.

MainStreet Homes, LLC

By: _____

Tammy Benefield, Attorney-in-fact

Attest: _____

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

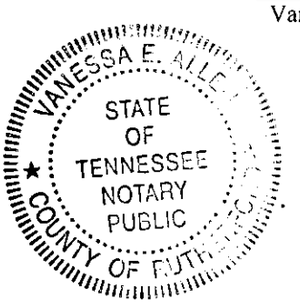
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tammy Benefield with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Attorney-in-fact of the within named bargainor, Mainstreet Homes, LLC, a Tennessee Limited Liability Company, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by virtue of an instrument of record in Record Book R1769 Page 182-184, Registers office of Maury County Tennessee.

Witness my hand at office this 15th day of July, 2005.

Commission expires: July 9, 2006

_____

Vanessa E. Allen Notary Public



File Number: 250700573

RETURN TO:

Southern Title Services
1418 Kensington Sq. Ct., Bldg. F
Murfreesboro, TN 37130