WARRANTY DEED

Record and Return to:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Stacey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2008.

Rebecca D. Price
Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

REBECCA D. PRICE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC

1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. & Whitney K. Barnes	Eastman Credit Union	103-16-0D-103
(NAME)	(NAME)	
3909 Whitland Avenue # 103	201 South Wilcox Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Kingsport, TN 37662	
(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, WE, UNIVERSITY HEIGHTS REALTY INC, A TENNESSEE PARTNERSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID M. BARNES AND WIFE, WHITNEY K. BARNES, 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 ALL OF UNIT NO. 103, ON THE PLAN OF LANCASTER CONDOMINIUMS, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 5200, PAGE 460, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE LANCASTER HOMEOWNER'S ASSOCIATION, AS DESCRIBED IN THE MASTER DEED OF RECORD IN BOOK 5963, PAGE 441, ET SEQ., SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO UNIVERSITY HEIGHTS REALTY, INC., BY DEED FROM KEVIN G. MCLEMORE, UNMARRIED, OF RECORD AS INSTRUMENT NO. 20030228-0026660, DATED FEBRUARY 26, 2003, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations. 7) Matters shown on the Plan of record in Plat Book 5200, page 460, said Register's Office. 8) Restrictive Covenants contained in instrument of record in Book 2201, page 631, said Register's Office. 9) Lancaster Apartments Contract of record in Book 5931, page 482, said Register's Office. 10) Master Deed of record in Book 5963, page 441, Register's Office for said County. 11) Notices of Completion of record in Book 5964, page 521, and Book 5999, page 398, said Register's Office.

unimproved ☐
This is improved ☐ property, known as 3909 Whitland Avenue # 103 Nashville, TN 37205

(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 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.

Davidson County DEEDWARR
Recvd: 02/22/08 10:27 2 pgs
Fees:13.00 Taxes:582.75
20080222-0017416

Witness my hand this 11th day of February, 2008.

University Heights Realty, Inc.
By:

Stephen Powers, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Stephen Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Secretary of University Heights Realty Inc, the within named bargainer, a Tennessee Partnership, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee Partnership by himself as such Secretary.

Witness my hand and official seal this the 11th day of February 2008.

Commission expires: 11/22/10

Notary Public

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

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