File No. 280600694

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 07/09/08 12:31 2 pgs
Fees:13.00 Taxes:444.00
20080709-0070553

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Bone	Same as new owner	142-9-A-61.00 CO
(NAME)	(NAME)	
P.O. Box 35		
(ADDRESS)	(ADDRESS)	
Dickson, TN 37056		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Barry Construction Co., a Tennessee corporation**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Terry Bone and wife, Debra Bone**, 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. 50-A, on the Plan of Section Three, Doral Country Villa, as shown by plat appearing of record in Plat Book 5050, Page 48, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being part of the same property conveyed to Barry Construction Co., a Tennessee corporation by Quitclaim Instrument of Correction Deed dated October 25, 1999 of record in Book 11719, Page 747, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed of record in Book 5011, Page 395, Book 5119, Page 749, Book 5124, Page 167 and in Instrument No. 20070504-0053687; By-Laws of record in Book 5011, Page 429, as amended in Instrument No. 20070523-0061626; Charter for Homeowners' Association of record in Book 5220, Page 112; Warranty Deed for Recreational Center of record in Book 5400, Page 89; Plat of Recreational Center of record in Plat Book 4885, Page 142; Instrumetn fo Clarification of record in Instrument No. 20060320-0031820; all matters shown on plat of record in Plat Book 5050, Page 48; 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 725 Albar Dr., Nashville, TN 37221
(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 successors and assigns, 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 my hand this 30th day of June, 2008.

Barry Construction Co.

By: _____
Barry Zeitlin, President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Barry Zeitlin, 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 President of Barry Construction Co., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand at office this 30th day of June, 2008.

Commission expires: 3/20/2011

_____
Notary Public

LYNN E. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280600694

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129