Record & Return To: Realty Title & Escrow
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100028051 DEEDWARR
Recvd: 05/10/10 16:03 2 pgs
Fees:13.00 Taxes:540.20
20100510-0035895

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of May, 2010

Notary Public
MY COMMISSION EXPIRES: 5/31/11
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis J McCarthy	NEW OWNER	09102008800
(NAME)	(NAME)	
6107 New York Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	, ,	
(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, I/WE, **Robert B. Barnett, unmarried and Justin H. Barnett,**unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dennis J McCarthy**, 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 Lot No. 8 on the Plan of Block 20, Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Robert B. Barnett and Justin H. Barnett by Warranty Deed from Cindy D. Lockhart and Kevin Clifford Lambert dated December 15, 2008, and recorded in Instrument No. 20081218-0121034, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6107 New York Avenue, Nashville, TN 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 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, has 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 **4th** day of **May, 2010**

Robert B. Barnett

Justin H. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Robert B. Barnett and Justin H. Barnett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **May, 2010**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON