File No. 210040260

WARRANTY DEED

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-19-13

BILL GARRETT, Davidson County
Trans:T20100030077 DEEDWARR
Recvd: 05/19/10 09:53 2 pgs
Fees:13.00 Taxes:395.90
20100519-0038565

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda H. Thomas	Wanda H. Thomas	0961500170
(NAME) 3104 Boulder Park Drive	(NAME) 3104 Boulder Park Drive	
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Nashville, Tennessee 37214	
(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, **Barrett Residential Realty, L.P**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Wanda H. Thomas**, [unmarried], hereinafter called the grantee(s), her 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. 26 on the Plan of Hickory Bend, Section 3, of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Barrett Residential Realty, L.P., by Deed from David M. Hollister and wife, Kelly Hollister, of record in Instrument 20031117-0167053, dated November 12, 2003 and filed for record on November 17, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictions of record in Book 3642, Page 478, and Avigation Easement and Contract of record in Book 9637, Page 953, said Register's Office.

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 3104 Boulder Park Drive, Nashville, TN 37214
(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), her 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), her 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 18th day of May, 2010.

Barrett Residential Realty, L.P

By: Sue M. Barrett

Sue M. Barrett, Managing General Partner

Attest:

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sue M. Barrett with whom I am personally acquainted and who upon her oath acknowledged Sue M. Barrett to be the Managing General Partner of Barrett Residential Realty, LP the within named bargainer, and that, Sue M. Barrett, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 18th day of May, 2010.

Commission expires: 10-19-13

Notary Public

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO

File Number: 210040260

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167