# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00 .

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires January 7, 2013

R-REMAX-11-1055

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark A. Barrett | Mark A. Barrett | |
| 1205 Waterstone Blvd. (ADDRESS) | (NAME) 1205 Waterstone Blvd. (ADDRESS) | |
| Franklin, TN 37069 (CITY) (STATE) (ZIP) | Franklin, TN 37069 (CITY) (STATE) (ZIP) | 142-05-0-C-008.00 |

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 MICHAEL CHILANDO, MARRIED AND LARRY MAXWELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK A. BARRETT AND WILLIAM M. BARRETT, TENANTS IN COMMON
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. Z-403 TOGETHER WITH THE CARPORT DESIGNATED AS Z-403-C, ON THE PLAN OF AMENDED PLAT - BUILDINGS A, K, N, R, U, W, X, Y & Z, PHASE ONE, SECTION FOUR, RIVER PLANTATION OF RECORD IN PLAT BOOK 4860, PAGE 107, 108 AND 109, AMENDING PLAT BOOK 4860, PAGE 17 - 19, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL CHILANDO AND LARRY MAXWELL BY SPECIAL WARRANTY DEED FROM FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION OF RECORD IN INSTRUMENT NUMBER 20101203-0096599, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 29, 2010.

SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE FOR MICHAEL CHILANDO AND LARRY MAXWELL.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 4860, PAGE 107 - 109; PLAT BOOK 4860, PAGE 16 - 19; BOOK 4892, PAGE 440, AMENDED IN BOOK 4956, PAGE 756, INST # 20050128-0010626 AND INST # 20050602-0062760; BOOK 4892, PAGE 456; INST # 20050415-0042394; BOOK 2277, PAGE 619, BOOK 2274, PAGE 549 AND BOOK 3028, PAGE 605; BOOK 7776, PAGE 984; BOOK 4675, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 1055 Todd Preis Dr., Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20110061464 DEEDWARR
Recvd: 10/03/11 15:01 2 pgs
Fees:13.00 Taxes:481.00
20111003-0076566

Witness my/~~our~~ hand(s) this 27th day of ~~September~~, 2011.

Michael Chilando

Larry Maxwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Chilando and Larry Maxwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of September, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903