THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12010016** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $147,000.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2012. Notary Public My Commission Expir

BILL GARRETT, Davidson County
Trans:T20120011512 DEEDWARR
Recvd: 02/16/12 08:29 2 pgs
Fees:13.00 Taxes:543.90
20120216-0013497

WARRANTY DEED

Address New Owner: Emily Carty and Jason Carty 3808 Hillshire Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150-04-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carole M. Barnes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Carty and Jason Carty, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 571 on the Plan of Section One-A, Kensington of Priest Lake, of record in Plat Book 5200, Page 707, 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 Clyde G. Barnes* and wife, Carole M. Barnes by deed from Gary W. McDaniel and wife, Jo Ann McDaniel of record in Book 11071, Page 150, in the Register's Office for Davidson County, Tennessee, dated August 17, 1998.

*The said Clyde G. Barnes now being deceased on August 5, 2011, in Davidson Co., Tennessee.

This property known as 3808 Hillshire Drive, Nashville, TN 37013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 707 Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6225, Page 369, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3808 Hillshire Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2012.

Carole M. Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carole M. Barnes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014