BILL GARRETT, Davidson County
Trans:T20120089816 DEEDWARR
Recvd: 11/26/12 13:55 2 pgs
Fees:13.00 Taxes:1628.00

20121126-0108363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 19TH DAY OF NOVEMBER, 2012.

Diane Ladd
Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Barnfield, Jr., married	Same as new owner	P/O 41-8-31
	(NAME)	
122 Bella Vista Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Terry F. Flatt and wife, Kim L. Flatt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy R. Barnfield, Jr., married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING UNITS 4, 5 & 6 OF CARVER CREEK BUSINESS CENTER, A PLANNED UNIT DEVELOPMENT (A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS), AS ESTABLISHED PURSUANT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARVER CREEK BUSINESS CENTER, OF RECORD IN INSTRUMENT NO. 20121022-0096731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALONG WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS SET FORTH ON EXHIBITS B AND C THEREIN, AND SUBJECT TO THE BY-LAWS AS SHOWN ON EXHIBIT D.

BEING A PART OF THE SAME PROPERTY CONVEYED TO TERRY FLATT AND WIFE, KIM FLATT, BY DEEDS OF RECORD IN INSTRUMENT NO. 20021228-0161480 AND INSTRUMENT NO. 20040813-0098371, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TERRY FLATT AND TERRY F. FLATT BEING ON AND THE SAME PERSON.
KIM FLATT AND KIM L. FLATT BEING ONE AND THE SAME PERSON.

SUBJECT TO ALL MATTERS SHOWN ON THE ABOVE REFERENCED PLAT AND RESTRICTIONS OF

THIS IS IMPROVED PROPERTY KNOWN AS UNITS 4, 5, & 6 AT 3924/3928 DICKERSON PIKE, NASHVILLE, TN 37207.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 3924/3928 Dickerson Pike, Nashville, TN 37207
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 19th day of November, 2012.

Terry F. Flatt

Kim L. Flatt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry F. Flatt and wife, Kim L. Flatt, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2012

Notary Public



My Commission Expires: 11/3/15

(SEAL)

RETURN TO:
Timothy D. Ferguson
365 West Main Street
Hendersonville, TN 37075