WARRANTY DEED

Record & Return to:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward J Myszka and Leslie A. Myszka	Primelinans Mtg	82-13-B-23 CO
(NAME) 940 Ireland Street # 23	(NAME) 18111 Preston Rd #900	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Colin Barrett and wife, Rachel Barrett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward J Myszka and Leslie A. Myszka, husband and wife, 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 Unit 23, Ireland 28 Condominiums, as shown in Instrument No. 20040405-0037953, as established under Master Deed of record in Instrument No. 20040416-0043331 amended in Instrument No. 20040429-0048695, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Colin Barrett and Rachel Lavender, both unmarried, by deed of record in Instrument Number 20050609-0066197, Register's Office for Davidson County, Tennessee. Rachel Lavender is now known as Rachel Barrett.

unimproved ☐

This is improved ☒ property, known as 940 Ireland Street #23, Nashville, TN 37208

(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 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.

BILL GARRETT, Davidson County
Trans:T20130015885 DEEDWARR
Recvd: 02/26/13 13:37 2 pgs
Fees:13.00 Taxes:747.40
20130226-0019144

Witness our hands this 15th day of February, 2013.

Collin Barrett

Rachel Barrett by Colin Barrett, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colin Barrett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of February, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of February 2013 before me personally appeared Colin Barrett, the person who executed the foregoing instrument on behalf of Rachel Barrett, and acknowledged that he executed the same as the free act and deed of the said Rachel Barrett, through Power of Attorney granted 2-14-13 by the said Rachel Barrett.

20130226-0019143

Witness my hand and official seal at Franklin, Tennessee this 15th day of February, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017