PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County

Trans:T20130076268 DEEDWARR

Recvd: 09/04/13 10:13 2 pgs

Fees:13.00 Taxes:636.40

20130904-0092979

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52826

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
R. Kenneth Cicora 178 2nd Ave. North Unit 402 Nashville, Tennessee 37201	Gardner Financial Services, Ltd. 3503 Paesanos Parkway San Antonio, TX 78231

TAX MAP-PARCEL NUMBERS: 093024A40200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah S. Barnet, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth R. Cicora** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 402 of The Quarters Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Doc. No. 20050902-0106149, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Sarah S. Barnet and husband Richard D. Barnet by Warranty Deed from 178 2nd Avenue North, LLC, a Georgia limited liability company, dated September 8, 2006 and recorded on September 13, 2006 of record in Doc. No. 20060913-0113497, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated May 28, 2010 recorded on June 1, 2010, of record in Doc. No. 20100601-0041835, said Register's Office, Richard D. Barnet conveyed his interest in subject property to Sarah S. Barnet.

Subject property has never been the marital/primary residence of Sarah S. Barnet.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in shown as Exhibit "D" to the Master Deed in Doc. No. 20050902-0106149, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Doc. No. 20050902-0106149 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 178 2nd Avenue North, Unit 402, Nashville, Tennessee 37201

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2013.

Sarah S. Barnet

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2013 , before me the undersigned authority, personally appeared Sarah S. Barnet , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2013

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY