WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130092564 DEEDWARR
Recvd: 10/29/13 12:30 2 pgs
Fees:13.00 Taxes:1712.36
20131029-0112282

R-VRES-13-328

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,800.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

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
Jamelle M. Overby	SAME AS NEW OWNER	
328 Van Buren Street (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	082-09-0J-328.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BARNES MORGAN PARK, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMELLE M. OVERBY, UNMARRIED, 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. 328 ON THE MASTER DEED ESTABLISHING THE MORGAN PARK PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101-103, ET. SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN INSTRUMENT NO. 20050831-0104621, AS AMENDED IN INSTRUMENT NO. 20051110-0136248, INSTRUMENT NO. 20060516-0057286, INSTRUMENT NO. 20061023-0131222, INSTRUMENT NO. 20070402-0038744, INSTRUMENT NO. 20070724-0087901, INSTRUMENT NO. 20071010-0120740 AND INSTRUMENT NO. 20100622-0048863, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, AS AMENDED. REFERENCE IS HEREBY MADE TO THE MAP OF THE NASHVILLE HORTICULTURAL SOCIETY PLAN OF RECORD IN PLAT BOOK 2, PAGE 30, CHANCERY COURT AT NASHVILLE, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BARNES MORGAN PARK, LLC BY QUITCLAIM DEED FROM CHRISTINE FREDRICKA BARNES OF RECORD AT INSTRUMENT NO. 20100824-0067062, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 28, 2010 AND RECORDED ON AUGUST 24, 2010.

BEING THE SAME PROPERTY CONVEYED TO BARNES MORGAN PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM LAWRENCE BROS., LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20061005-0123735, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 2, 2006 AND RECORDED ON OCTOBER 5, 2006.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2, PAGE 30; INSTRUMENT NO. 20050831-0104621, AS AMENDED IN INSTRUMENT NO. 20051110-0136248, INSTRUMENT NO. 20060516-0057286, INSTRUMENT NO. 20061023-0131222, INSTRUMENT NO. 20070402-0038744, INSTRUMENT NO. 20070724-0087901, INSTRUMENT NO. 20071010-0120740 AND INSTRUMENT NO. 20100622-0048863; INSTRUMENT NO. 20051114-0137058; INSTRUMENT NO. 20050719-0083911; INSTRUMENT NO. 20100112-0002819, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 328 Van Buren Street, Nashville, Tennessee 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 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.

Witness my/our hand(s) this 25th day of October, 2013.

Barnes Morgan Park, LLC

BY: Melville M Barnes

Melville M. Barnes, Jr., Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared MELVILLE M. BARNES, JR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of Barnes Morgan Park, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of October, 2013.

Notary Public
My Commission Expires: 5/20/14

LAURA MITCHELL
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