This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS ROAD EAST, SMYRNA, TENNESSEE 37167

MAP, GROUP, and PARCEL 133 16 0A 011.00

SEND TAX BILLS TO:
New Owner

NAME AND ADDRESS OF NEW OWNERS:
Zachary Janvier
236 Payson Court
Nashville, TN 37211

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20130094511 DEEDWARR
Recvd: 11/05/13 12:13 2 pgs
Fees:13.00 Taxes:107.30
20131105-0114767

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Nine Thousand and 00/100 ($29,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

I, the undersigned, **RONALD L. CHRISTY, SR.,** unmarried, have bargained and sold and do hereby transfer and convey unto **ZACHARY JANVIER,** unmarried, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-5, on the plan of condominium site of Barcelona Condominium, of record in Book 6400, page 801, Register's Office for said county, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Ronald Lynn Christy, Sr., from Kathy S. Ebbert and husband, Sprigg Case Ebbert, II, by deed dated November 3, 1989, and appearing of record in Book 7977, page 849, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 270 Tampa Drive, Unit B-5, Nashville, Tennessee 37211.

THIS CONVEYANCE is made subject to Restrictive Covenants and all matters in the master deed appearing of record in Book 6400, page 801, as amended in Book 11509, page 965; by-laws in Book 11509, page 966; see also Instrument Number 20010329-0030288; Instrument Number 20070926-0114999; an easement in Book 5868, page 422, as amended by 20030624-0086638; see also Instrument Number 20121114-0104727; any and all matters of record in the Register's Office of Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, his heirs and assigns, forever.

AND Grantor does covenant with the said Grantee herein that he is lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2013 property taxes are being prorated between the parties hereto, the Grantor assuming payment thereof.

AND, Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS MY HAND this 4 day of November 2013.

Ronald Lynn Christy, Sr.

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **RONALD LYNN CHRISTY, SR.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 4th day of November, 2013.

Notary Public

ROBERT S. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN.

My commission expires: 06/21/2015

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $29,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 1st day of November, 2013.

Notary Public

JAMES D. WATKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My commission expires: March 7, 2017