WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012094 DEEDWARR
Recvd: 02/21/14 08:50 2 pgs
Fees:13.00 Taxes:1073.00
20140221-0014812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Christain	SAME	Map 131-5-C
(NAME) P. O. Box 121798	(NAME)	Parcel 34 CO
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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, I, **NINA A. WALKER BARWICK, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES K. CHRISTAIN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 340, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed and Bylaws, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nina A. Walker, unmarried, by deed from Meichel Abillar and wife, Maria Irene D. Abillar, of record in Instrument No. 20120604-0048470, said Register's Office. Nina A. Walker has since married and is now known as Nina A. Walker Barwick.

Joseph Barwick joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 699, said Register's Office; (c) restrictive covenants of record in Book 6566, page 4 and Book 6674, page 583, said Register's Office; and (d) Master Deed and Bylaws of record in Book 6822, page 721, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 340 Ardsley Place, Nashville, Tennessee 37215

(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.

Witness our hands this 20th day of February, 2014.

Nina A. Walker Barwick

Nina A. Walker Barwick

Joseph Barwick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nina A. Walker Barwick and Joseph Barwick, the bargainor, 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 at Nashville, Tennessee this 20th day of February, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015