Return to:

Send Tax Statements To:
Mark Travierso
1186 Barnes Rd
Antioch TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:

Mark Travierso
0 Barnes Rd
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel:
173-164

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BARNES CROSSING, LLC, A TENNESSEE LIMITED LIABILITY,** has this day bargained and sold and does hereby transfer and convey unto **MARK TRAVIERSO,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being a 6.56 acres, more or less, tract of land, lying in the First Civil District, Davidson County, Tennessee and being a portion of the Ronald G. Gregory and Vernon M. Williams Property, as of record in Deed Book 6309, page 864, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin lying on the Northerly margin of Barnes Road, said iron pin being the most Southeasterly corner of the herein described tract and the most Southwesterly corner of the Robert L. Frye tract as of record in Book 3032, page 431, Register's Office of Davidson County, Tennessee; thence with the said Northerly margin of Barnes Road the following calls: South 58 degrees, 09 minutes, 43 seconds West, a distance of 419.93 feet to a point; thence with a curve to the left, having a radius of 980.00 feet, and a chord bearing a South 50 degrees, 59 minutes, 43 seconds west, a chord distance of 244.52 feet to a point; thence South 43 degrees, 49 minutes, 43 seconds West, a distance of 68.77 feet, to a point; thence with a curve to the right, having a radius of 261.59 feet, and a chord bearing of South 84 degrees, 59 minutes, 42 seconds West, a chord distance of 255.00 feet, to a point; thence leaving the said Northerly margin of Barnes Road North 59 degrees, 22 minutes, 45 seconds East, a distance of 196.91 feet to a point; thence South 66 degrees, 01 minutes, 23 seconds East a distance of 179.75 feet to a point; thence North 55 degrees, 55 minutes, 29 seconds East a distance of 160.43 feet to a point; thence North 41 degrees, 26 minutes, 43 seconds East a distance of 186.08 feet to a point; thence North 57 degrees, 33 minutes, 43 seconds East a distance of 177.80 feet to a point; thence North 73 degrees, 10 minutes, 14 seconds East a distance of 180.85 feet to a point; thence North 33 degrees, 38 minutes, 13 seconds East a distance of 252.66 feet to a point on the Westerly line of the said Frye tract; thence with the said Westerly line of the Frye tract South 16 degrees, 14 minutes, 45 seconds East, a distance of 323.00 feet to the point of beginning, containing 6.56 more or less acres.

Being a portion of the same property conveyed to Barnes Crossing, LLC, a Tennessee limited liability company, by deed from CPI-Realty, L.P., a Tennessee limited partnership (one-half interest) and Smith Realty Interests, LP, a Tennessee limited partnership, (one-half interest), dated January 4, 2006, appearing of record in Instrument Number 20060117-0006147, of the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140039585 DEEDWARR
Recvd: 06/05/14 10:04 3 pgs
Fees:18.00 Taxes:18.50
20140605-0048852

This conveyance is subject to Right-of-Way Dedications contained within current deed of record in Instrument Number 20060117-0006147, of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MARK TRAVIERSO,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-encumbered, except for the lien of the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument 28th day of May, 2014.

BARNES CROSSING, LLC, A TENNESSEE LIMITED LIABILITY

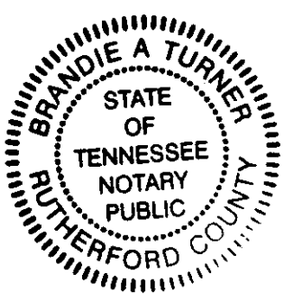
BY: _____

John D. Floyd, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John D. Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Barnes Crossing, LLC, the bargainor, and that he as such Chief Manager, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its Chief Manager.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 28th day of May, 2014.



Brandie A. Turner
NOTARY PUBLIC
My Commission Expires: 7-9-16

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,000.00, 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 28th day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 7-9-16

BRANDIE A TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BRANDIE A TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY