Davidson County	**DEEDWARR**
Recvd: 07/08/14 16:14	**2 pgs**
Fees:13.00 Taxes:851.00	
20140708-0060192	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of June 2014

Notary Public

MY COMMISSION EXPIRES: 12/18/17
(AFFIX SEAL)

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael R. Slade Jr	Farmington Mortgage, a Division of CapStar Bank	161 13 0B 131.00
(NAME)	(NAME)	
131 Honey Creek Lane	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tyler J. Barnes husband, Joanne M. Barnes and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael R. Slade Jr**, * hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(02) * Single

Land in Davidson County, Tennessee, being Unit No. 131 On the plan of Creekside, as shown on Exhibit "C" of the Master Deed of record in Instrument No. 20040702-0079260, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jennifer Cho, unmarried By Warranty Deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership dated 01/10/05 recorded 01/18/05, of record in Instrument No. 20050118-0006233, Register's Office for Davidson County, Tennessee. FURTHER being the same property conveyed to Tyler J. Barnes and Joanne M. Barnes, husband and wife By Warranty Deed from Jennifer Cho, now known as, Jennifer Klein, married (joined by spouse Wayne Klein) dated 07/15/13 recorded 07/17/13, of record in Instrument No. 20130717-0073967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 131 Honey Creek Lane, Nashville, TN 37211

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, has 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 27th day of June, 2014.

Tyler J. Barnes by Diane Crawford, Attorney In Fact

Tyler J. Barnes by Diane Crawford, Attorney In Fact

Joanne M. Barnes by Diane Crawford, Attorney In Fact

Joanne M. Barnes by Diane Crawford, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tyler J. Barnes, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20140708-0060190, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Tyler J. Barnes, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 27th day of June, 2014.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joanne M. Barnes, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20140708-0060191, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Joanne M. Barnes, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 27th day of June, 2014.

Notary Public

My Commission Expires:

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17