Davidson County DEEDWARR
Recvd: 07/18/14 10:05 4 pgs
Fees:23.00 Taxes:858.40
20140718-0063824

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31870-06-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $232,000.00. Affiant Subscribed and sworn to before me this 17th day of July, 2014 Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Norma Booth, Malcolm Booth 9705 Cymbal Drive Vienna, VA 22182-3320	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 173 090 B 09800 CO

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, **Donna Kim Dawson, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Norma Booth and husband, Malcolm Booth** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4125 Barnes Cove, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This has not now nor has it ever been the marital principal residence of the Grantor herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of July, 2014.

Donna Kim Dawson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donna Kim Dawson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2014.

Notary Public

My Commission Expires: 11/3/15

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Section Two, Barnes Cove, of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donna Kiim Dawson, unmarried, by deed dated February 16, 2005, from Great Southern Homes, Inc., of record in Instrument No. 20050307-0024556, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 173 090 B 09800 CO.
2. Declaration of Covenants, Conditions and Restrictions for Barnes Cove of record in Instrument No. 20021217-0155806 and Instrument No. 20110720-0055565, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Barnes Cove Homeowners Association, Inc. of record in Instrument No. 20021217-0155805, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20020201-0014182 and Instrument No. 20040413-0041473, Register's Office for Davidson County, Tennessee.
6. Easement for ingress and egress of record in Book 5385, page 986, Register's Office for Davidson County, Tennessee.
7. Easement for public right of way of record in Book 5215, page 482, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20030529-0072603, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

