BILL GARRETT, Davidson County
Trans: T20140078393 DEEDWARR
Recvd: 10/17/14 12:10 2 pgs
Fees: 13.00 Taxes: 556.85
20141017-0096012

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14092018**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $150,500.00. Affiant Subscribed and sworn to before me, this 10th day of October, 2014. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Angela Dawn Lee 811 Running Deer Nashville TN 37221	SWBC MORTGAGE CORPORATION 9311 SAN PEDRO AVENUE SUITE 100 SAN ANTONIO, TX 78216	Tax Parcel ID No. 142-08-0B-087.00 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, **Justin Barnett and Robert Barnett, as tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Angela Dawn Lee, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, A Condominium apartment in Davidson County, Tennessee, being Unit No. 87 of Phase IV, Coronada Town Home Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 217, Register's Office, Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Justin Barnett and Robert Barnett, as tenants in common with right of survivorship by Warranty Deed from Jennifer Listerman and Brian A. Listerman, husband and wife, recorded on the 26th day of June, 2007 in Instrument No. 20070626-0076011, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015, and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE IV, CORONADA TOWN HOME CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 217.

Terms and provisions of By-Laws recorded in Book 4901, Page 702.

Charter of Coronada Condominium Association, Inc. recorded in Book 4902, Page 938, amended in Book 6132, Page 118 and Book 7694, Page 733.

Easement for Electric, recorded in Book 7173, Page 324.

Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20130118-0006281.

This is improved property located at 811 Running Deer, Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of October, 2014.

Justin Barnett by Robert Barnett attorney-in-fact

Justin Barnett
By: Robert Barnett, his Attorney in Fact

Robert Barnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Barnett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Barnett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Justin Barnett, as such he executed said instrument on his behalf.

WITNESS my hand, at office, this 10th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018