# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089339 DEEDWARR
Recvd: 11/26/14 14:18 2 pgs
Fees:13.00 Taxes:813.63
20141126-0109371

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $219,900.00.

Affiant

Subscribed and sworn to before me this the 18th day of November, 2014.

Notary Public

My commission expires: 5/8/18
(AFFIX SEAL)

ANGELA L. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Anne Barraza | F+M Bank | Map 118-04-0-B Parcel 131.00co |
| 553 Rosedale Avenue #131 | P.O. Box 451 | |
| Nashville, TN 37211 | Clarksville TN 37041 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Joshua Lenox Bishop and wife, Cora Bishop**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Anne Barraza, single woman**

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:

**LAND in Davidson County, Tennessee, being Unit No. 131 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said unit.**

**BEING the same property conveyed to Joshua Lenox Bishop, an unmarried man by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20080118-0005708, Register's Office for Davidson County, Tennessee.**

**Cora Bishop, spouse of the above named Joshua Lenox Bishop joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.**

**This instrument is being executed on behalf of Joshua Lenox Bishop, pursuant to a Power of Attorney executed by same on the 11th day of November, 2014, of record in Instrument No. 20141126-0109370, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to the following:**
**(1) The Plan as set out on Exhibit "C" to the Declarations of record in Instrument No. 20071120-0135916, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
**(2) All Matters shown on the Plan of record in Book 2330, page 24, Register's Office for Davidson County, Tennessee.**
**(3) All Matters shown on the consolidation Plat of record in Instrument No. 20060502-0050289, Register's Office for Davidson County, Tennessee.**
**(4) Declaration of Covenants, Conditions and Restrictions and By-Laws of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee.**

**(5) Charter of The Row at Berry Hill Townhouse Corporation, of record in Instrument No. 20071120-0135915, Register's Office for Davidson County, Tennessee.**
**(6)Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20070614-0071114, Register's Office for Davidson County, Tennessee.**
**(7) Taxes for 2014, which have been prorated and paid by the Grantor herein.**

This is improved (__X__) Unimproved (____) property, known as **553 Rosedale Avenue #131, 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 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 my/our hand(s) this **14th** day of **November, 2014.**

Joshua Lenox Bishop By: William Bishop, Attorney in Fact

Cora Bishop

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **William Bishop**, 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 Attorney-in-Fact for **Joshua Lenox Bishop** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Joshua Lenox Bishop** for the purpose therein contained, by signing the name of **Joshua Lenox Bishop** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **November, 2014**.

My Commission expires: _____

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

**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 **Cora Bishop**, 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 and official seal at Nashville, Tennessee, this **14th** day of **November, 2014**.

My Commission Expires: _____

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017