BOX #14
G#26735-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091111 DEEDWARR
Recvd: 12/05/14 09:36 3 pgs
Fees:18.00 Taxes:536.50
20141205-0111522

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2014.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Kraig Haberer and Julie Haberer	**"New Owners"**	**161140B11000CO**
1105 Arbor Run Place		
Brentwood, TN 37027		

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,

Robert Barry Gearon, married, and Cheryl Joan Walker, married, and Misty Daryl Gearon Flannery, married, as heirs-at-law of Joy Barrett

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

Kraig Haberer and Julie Haberer, husband and wife

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 110 of the Highland Villa Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Highland Villa Condominiums, of record in Book 7278, Page 312, and amended in Book 7347, Page 717, in Book 7352, Page 630, in Book 7467, Page 850, in Book 7470, Page 153, in Book 7600, Page 361, in Book 8173, Page 84, in Book 8199, Page 149, in Book 8765, Page 610, and in Book 10871, Page 232, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7278, Page 334, and amended in Book 8090, Page 537, in Book 8131, Page 95, in Book 8658, Page 595, in Book 9730, Page 265, in Book 9730, Page 268, in Book 9730, Page 271, in Instrument No. 20021118-0142476, and Resolution Clarifying ByLaws in Instrument No. 20081210-0119221, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Highland Villa Condominiums, as set out on Exhibit "B" to the Amendment to the Master Deed of record in Book 7470, Page 153, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Joy Barrett, an unmarried woman, by Warranty Deed dated September 23, 2003, from Chandler J. Hall and wife, Melaney Hall, of record in Instrument No. 20030925-0142144, Register's Office for Davidson County, Tennessee. The said Joy Barrett (a/k/a Joy Mae Barrett and Joy M. Barrett) having died intestate on July 21, 2010. Robert Barry Gearon a/k/a R. Barry Gearon, Cheryl Joan Walker a/k/a Cheryl J. Walker, Keryl Joy Williams a/k/a Keryl J. Williams, and Misty Daryl Gearon Flannery were determined to be the sole heirs-at-law by Affidavit of Heirship, of record in Instrument No. 20141205-0111521, said Register's Office. The said Keryl J. Williams conveyed her one-fourth interest to R. Barry Gearon and Cheryl J. Walker (each an

one-eighth interest), by Limited Warranty Deed dated December 21st, 2012, of record in Instrument No. 20130108-0002435, said Register's Office.

THIS instrument is being executed on behalf of Misty Daryl Gearon Flannery, pursuant to a Power of Attorney executed by her on the 1st day of December, 2014, of record in Instrument No. 20141205-0111520, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "B" to the Amendment to the Master Deed of record in Book 7470, Page 153, said Register's Office;

2) Master Deed for Highland Villa Condominiums, of record as aforementioned, said Register's Office;

3) By-Laws of Highland Villa Homeowners' Association, Inc., of record as aforementioned, said Register's Office;

4) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6479, Page 189, said Register's Office;

5) All matters shown on the Boundary Plat of record in Book 6200, Page 473, said Register's Office;

6) Easement for Drainage Facility of record in Book 7913, Page 753, Register's Office for Davidson County, Tennessee;

7) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8175, Page 774, Register's Office for Davidson County, Tennessee;

8) Charter of Highland Villa Homeowners' Association, Inc., of record in Book 7278, Page 310, said Register's Office; and,

9) Taxes for the current year which have been prorated between the parties and were paid by the Grantors herein and subsequent years, not yet due and payable.

This is improved property, known as: **110 Highland Villa Drive, 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 **3rd** day of **December, 2014.**

Robert Barry Gearon

Robert Barry Gearon

Cheryl Joan Walker

Cheryl Joan Walker

Misty Daryl Gearon Flannery

Misty Daryl Gearon Flannery
By R. Barry Gearon, Attorney-In-Fact
BY R Barry Gearon POA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Barry Gearon and Cheryl Joan Walker,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **December, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **R. Barry Gearon,** 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 **Misty Daryl Gearon Flannery,** 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 **Misty Daryl Gearon Flannery** for the purpose therein contained, by signing the name of **Misty Daryl Gearon Flannery** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **December, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY