This Instrument Prepared By:
Lee & Lee Attorneys
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# C50-A2A

ADDRESS NEW OWNER:
Joshua Barton
3525 West End Ave., Apt. A2
Nashville, Tennessee 37205-2455

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage
2929 Tazewell Pike
Knoxville, TN 37918

PARCEL ID:
104 09 0U 005.00

Davidson County DEEDWARR
Recvd: 03/20/15 08:25 3 pgs
Fees:18.00 Taxes:828.80
20150320-0023975

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karlen Rose Evins** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Joshua Barton and wife, Sophie Rapoport,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 2A, together with the appurtenant interest in the common elements of The Historic Elmington Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20081103-0109021, amended in Instrument No. 20090623-0058248, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.
>
> Being the same property conveyed to Rose Evins by deed from Elmington Nashville, LLC, an Ohio limited liability company dated September 20, 2011, of record as Instrument No. 20110922-0073329, Register's Office for Davidson County, Tennessee. Karlen Rose Evins and Rose Evins are one and the same person.

This is improved property known as 3525 West End Ave., Apt. A2, Nashville, Tennessee 37205-2455. Possession is to be given date of deed.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 19th day of March, 2015.

Karlen Rose Evins

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Karlen Rose Evins**, the bargainors, 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 office this 19th day of March, 2015.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is ~~$224,000.00~~.

AFFIANT

Subscribed and sworn to before me on this 19th day of March, 2015.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16