Davidson County DEEDWARR
Recvd: 03/25/15 11:22 4 pgs
Fees:23.00 Taxes:1452.25
20150325-0025603

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32210-01-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $392,500.00. Ginny Stalker Affiant Subscribed and sworn to before me this 25th day of March, 2015. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David R. Barber 401 Bowling Avenue, Unit 82 Nashville, TN 37215	New Owner	Map and Parcel No.: 104 13 0 B 074 00CO

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, **Jack Stalker and wife, Ginny Stalker** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David R. Barber** ("Grantee"), his 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 401 Bowling Avenue, Unit 82, Nashville, TN 37215.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of March, 2015.

Ginny Stalker

Jack Stalker by Ginny Stalker as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ginny Stalker, 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, at office, this 25th day of March, 2015.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ginny Stalker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jack Stalker, and she is authorized by Jack R. Stalker to execute this instrument on his behalf.

Witness my hand and seal, at Office, this 25th day of March, 2015.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 74, also known as Unit No. 82, on the Plan of Richmeade Place, Section Five, as shown on a Plat of record in Book 5210, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said property.

Being the same property conveyed to Jack Stalker and wife, Ginny Stalker, by deed dated July 13, 2011 from Jeffrey Greenfield and Jill Ethridge, Co-Executors of The Estate of Gail Goodman Greenfield, deceased, of record in Instrument No. 20110721-0055764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104 13 0 B 074 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Richmeade Place of record in Book 4941, page 637, amended in Book 5036, page 338, supplemented in Book 5019, page 946, in Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5210, page 141, Register's Office for Davidson County, Tennessee.
4. Grant of easement to Comcast of Nashville, I LLC, of record in Instrument No. 20140328-0025605, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

