BILL GARRETT, Davidson County
Trans:T20150036920 DEEDWARR
Recvd: 05/13/15 09:19 2 pgs
Fees:13.00 Taxes:2146.00
20150513-0043730

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1217

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Venerose 608a Hume Street Nashville, TN 37208	Same address as new owner	81-12-M-1.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $580,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2015.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8/18/18
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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. We **Kenneth Barrett and Stephanie Barrett, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Venerose and Mary Detesco-Venrose, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 608A as shown on the plan of Custom Homes at 608 Hume Street, a Horizontal Property Regime, established of record at Instrument No. 20080805-0080466, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth at Instrument No. 20080805-0080466, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Kenneth Barrett and Stephanie Barrett, husband and wife by Warranty Deed from Keith Ridley and Joan Fleming Ridley, husband and wife, dated August 21, 2009, recorded September 15, 2009, of record in Instrument No. 20090915-0086071, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **608a Hume Street, Nashville, TN 37208**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 we do covenant with 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. Whenever used, the singular number 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 8 day of May, **2015.**

GRANTOR(S)

Kenneth Barrett

Stephanie Barrett

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth Barrett and Stephanie Barrett** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 8 day of May, **2015.**

Notary Public
My Commission Expires: 6-1-16

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015