BILL GARRETT, Davidson County
Trans: T20150040700 DEEDWARR
Recvd: 05/26/15 15:14 2 pgs
Fees: 13.00 Taxes: 1295.00
20150526-0048292

State of Tennessee)
County of Wilson)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2015.

Notary Public:
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Genesis Acquisitions Properties, LLC 1132 STIRLINGSHIRE HENDERSONVILLE, TN. 37075	New Owner	041080A00400CO 041080A00500CO

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, I/we, **Billy R. Barnfield, Jr. and wife, Cynthia R. Barnfield**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **Genesis Acquisitions Properties, LLC** , a Tennessee limited liability company., hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Units 4 & 5 of Carver Creek Business Center, a Planned Unit Development (a horizontal property regime with private elements), as established pursuant to the Declaration of Protective Covenants, Conditions and Restrictions for Carver Creek Business Center, of record in Instrument No. 20121022-0096731, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements set forth on Exhibits B and C thereon, and subject to the By-Laws as shown on Exhibit D.

Being a part of the same property conveyed to Billy R. Barnfield, Jr. and wife, Cynthia R. Barnfield by Quitclaim Deed from Billy R. Barnfield, Jr., married, dated November 24, 2014, recorded December 8, 2014 in Instrument No. 20141208-0112406, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Billy R. Barnfield, Jr. married, by Warranty Deed from Terry F. Flatt and wife, Kim L. Flatt, dated November 19, 2012, recorded November 26, 2012 in Instrument No. 20121126-0108363, Register's Office for Davidson County, Tennessee.

This property is Subject to:

Any and all plats, easements, restrictions, and other matters of record.

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 Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Restrictive Covenants of record in Book 1677, Page 474, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Carver Creek Business Center Owners Association of record in Record Book 20121022-0096732, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument No. 20121022-0096731, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3924 Dickerson Pike, # 104-107 and #108-111, Nashville, TN 37207

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 7th day of May, 2015.

Billy R. Barnfield, Jr.

Cynthia R. Barnfield

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Billy R. Barnfield, Jr. and Cynthia R. Barnfield, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of May, 2015.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

