Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

NEW OWNER:

Mclean J. Barbieri
Damon Barbieri
709 Cantrell Avenue
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0515

Map 117 Group 01-1 Parcel 049.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150045655 DEEDWARR
Recvd: 06/10/15 09:44 3 pgs
Fees:18.00 Taxes:3568.65
20150610-0054615

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Sixty-Four Thousand Five Hundred and 00/100 Dollars ($964,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ELI J. RICHARDSON AND SPOUSE, ERIN M. RICHARDSON** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **McLean J. Barbieri and Damon M. Barbieri, Husband and Wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being the southerly 80 feet of Lot No. 4 of Block "H" on the Plan of W.M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for said County.

Said part of said Lot No. 4 fronts 80 feet on the westerly side of Cantrell Avenue and runs back between parallel lines, with the northerly margin of an alley 221 ¼ feet to an alley in the rear.

BEING the same property conveyed to Eli J. Richardson and Spouse, Erin M. Richardson, by Warranty Deed from Lee Ann Merrick and Husband, Scott G. Merrick, dated January 16, 2007, and of recordInstrument No. 20070117-0006532, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 709 Cantrell Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **May, 2015**.

Eli J. Richardson
ELI J. RICHARDSON

Erin M. Richardson
ERIN M. RICHARDSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ELI J. RICHARDSON AND ERIN RICHARDSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **May, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **964,500.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of **May, 2015**.

NOTARY PUBLIC

My commission expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017