BILL GARRETT, Davidson County
Trans:T20150047891 DEEDWARR
Recvd: 06/16/15 15:02 2 pgs
Fees:13.00 Taxes:440.30
20150616-0057364

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0766

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of June, 2015

Notary Public
Commission Expires: _____

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Helena Coster 1997 Nashboro Blvd Nashville, TN 37217	~~CASH~~ New Owner	135-12-0C-001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Richard W. Barker married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Helena Coster

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:

LAND in Davidson County, Tennessee, being Unit No. 1, on the Horizontal Property Regime Private Element Plat of Nashboro Village Tract 13, of record in Instrument Number 20021230-0161681, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Richard W. Barker, married, by Warranty Deed from Gallardia Properties, LLC, dated 5/31/05 and recorded 6/2/05 in Instrument No. 20050602-0062641, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1997 Nashboro Blvd, Nashville, TN 37217.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated ~~this the~~ 10th ~~day~~ of June, 2015.

Richard W. Barker

Jill P. Barker by Richard W. Barker Attorney in Fact
By: Richard W. Barker, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Richard W. Barker
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 at Brentwood, Tennessee this 10th day of June, 2015.

Notary Public
My Commission Expires:

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 10th day of June, 2015, before me personally appeared Richard W. Barker to me known to be the person who executed the foregoing instrument on behalf of Jill P. Barker, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Jill P. Barker.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of June, 2015

Notary Public

Commission Expires:

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016