THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Chad A. Barnes
2310 Nashboro Boulevard
Nashville, TN 37217
SEND TAX BILLS TO:
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20150053564 DEEDWARR
Recvd: 07/02/15 12:17 2 pgs
Fees:13.00 Taxes:532.80
20150702-0064286

WARRANTY DEED

(Map 135 12 OB, Parcel 120.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ANNIE E. YOUNG, INDIVIDUALLY AND AS TRUSTEE OF THE MARIPOSA TRUST U/A/D AUGUST 28, 2003**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **CHAD A. BARNES a single man**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No.120, on the plan of Horizontal Property Regime, Private Elements Plat, Nashboro Village at Fairway Pointe, of record in Instrument No. 20020820-0100664, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
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> BEING the same property conveyed to The Mariposa Trust, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated August 28, 2003, of record in Instrument No. 20030904-0128866, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20020820-0100664; to Restrictive Covenants of record in Book 11703, page 520, Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Instrument No. 20000316-0027171, Instrument No. 20010322-0027768 and Instrument No. 20000627-0063887; to HOA By Laws of record in Book 11703, page 560; to Memorandum of Lease of record in Book 10690, page 327; to Homeowner's Association Charter of record in Book 11703, page 518; to Sewer Easement of record in Book 8870, page 887 and 932 and Instrument No. 20001012-0101575; to Easement for Cart Path of record in Book 10110, page 860; to Easement to Metro Government of record in Book 4868, page 74, Book 4815, page 425, Instrument No. 20010314-0024179 and Instrument No. 20020815-0098780; to Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410; to Public Right of Way Dedication of record in Book 4460, page 149-151; to Conveyance of Common Area of record in Instrument No. 20000101-00100360; Easement of Cable Television of record in Instrument No. 20000101-20101575; to Agreements of record in Instrument No. 2020507-0056329; Subject to Agreement contained in "License to Use Fitness Center & Swimming Pools" of record in Instrument No. 20020507-0056329, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2310 Nashboro Boulevard, Nashville, TN 37217.

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

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 19th day of June, 2015.

THE MARIPOSA TRUST, U/A/D August 28, 2003

ANNIE E. YOUNG, individually

ANNIE E. YOUNG, trustee

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie E. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument individually and as Trustee of the Mariposa Trust u/a/d August 28, 2003, and who further acknowledged that she executed the same as her free act and deed and by the authority granted him/her as Trustee of the Mariposa Trust u/a/d August 28, 2003.

Witness my hand and official seal, this the 19th day of June, 2015.

Notary Public

My Commission Expires: **MAY 20, 2017**

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $144,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of June, 2015.

Notary Public

My commission expires: **MAY 20, 2017**
File No. 20150305

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY