THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064491** BILL GARRETT, Davidson County Trans:T20150060104 DEEDWARR Recvd: 07/23/15 10:13 2 pgs Fees:13.00 Taxes:962.00 20150723-0072200	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2015. Notary Public My Commission Expires: 3/7/18 SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Tarryn Feldman 1134 HOWARD AVE Nashville TN 37216-2715	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-03-0-187.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matt J. Barker and Jenny A. Barker, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tarryn Feldman, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 138, on the Plan of Inglewood Place, as shown on plat of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 138 fronts 50 feet on the Southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Matt J. Barker and wife, Jenny A. Barker by Warranty Deed from James R. Schmidt, unmarried, recorded on the 18th day of January, 2006 in Instrument No. 20060118-0006738, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1134 HOWARD AVE Nashville TN 37216-2715

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of July, 2015.

Matt J. Barker

Jenny A. Barker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matt J. Barker and Jenny A. Barker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2015.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Return To:
RUDY TITLE
AND ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212