Return to:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064425**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2015. Notary Public My Commission Expires: 7-9-16

BRANDIE A TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Steven Barnes and Keta Barnes 927 CORAL RD Nashville TN 37204-4211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-05-0C-001.00 CO

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, **Mark L. Miller and Elizabeth B. Borodofsky n/k/a Elizabeth Miller, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph Steven Barnes and Keta J. Barnes, Husband and Wife**, ("Grantees"), their 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 Unit No. 184, together with the appurtenant interest in the common elements of Coral Place, a Horizontal Property Regime With Private Elements, established by Master Deed, of record in Instrument No. 200603030025038, Register's Office for Davidson County, TN, and Amendment of record in Instrument No. 20060509-0054545, and Amendment to By-Laws of record as Instrument No. 20060509-0054546, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Mark L. Miller, unmarried, and Elizabeth B. Borodofsky, unmarried, as Joint Tenants with right of survivorship by Warranty Deed from SK Coral, LLC, a Tennessee limited liability company, recorded on the 9th day of May, 2006 in Instrument No. 20060509-0054547, 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 SECTION NO. 2, GLENDALE PARK, as recorded in Plat Book 1130, Page(s) 61.

BILL GARRETT, Davidson County
Trans:T20150062179 DEEDWARR
Recvd: 07/29/15 10:12 2 pgs
Fees:13.00 Taxes:2349.50
20150729-0074620

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1783, Page 371 and Book 6299, Page 369.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CORAL PLACE Condominium of record in Instrument No. 20060303-0025038 , as amended by instrument(s) of record in Instrument No. 20060509-0054545 and 20060509-0054546; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 927 CORAL RD Nashville TN 37204-4211

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 13th day of July, 2015.

Mark L. Miller

Elizabeth B. Borodofsky n/k/a Elizabeth Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark L. Miller and Elizabeth B. Borodofsky n/k/a Elizabeth Miller, 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 13th day of July, 2015.

Notary Public

My Commission Expires: 7/2/18

MELISSA H. SMOOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018