Davidson County DEEDWARR
Recvd: 07/31/15 11:32 2 pgs
Fees:13.00 Taxes:728.90
20150731-0075721

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2015.

Notary Public

My commission expires: 5-8-18

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandy G. Barnes and Ronald L. Taylor	Highlands Residential mtg	**Map\Parcel: 126-15-0-B-190.00CO**
8253 Boone Trace	12001 Noontal Expressway SE150	
Nashville, TN 37221	Dallas, TX 75243	

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 ACKNOWLEDGE, WE,

Rachelle Armistead f/k/a Rachelle Peitscher, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandy G. Barnes and Ronald L. Taylor, husband and wife

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 Lot No. 22 on the Plan of Section Two, Lexington Point Subdivision, of record in Plat at Instrument No. 20010515-0049954, amended by Surveyor's Certificate of Correction in Instrument No. 20011214-0138239, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachelle Peitscher, unmarried by Warranty deed from Scott M. Moran and Katherine M. Radakovich, both unmarried, of record in Instrument No. 20111004-0076855, Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 04, 2011. Rachelle Peitscher has since married and is now known as Rachelle Armistead.

Robert Armistead, spouse of Rachelle Armistead, joins in the execution of this instrument to convey his marital interests, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat at Instrument No. 20010515-0049954, as amended in Instrument No. 20011214-0138239, Covenants, Conditions and Restrictions of record in Instrument Number 200010180103445, amended in Instrument 200105220052909 re-recorded in Instrument 200202140019754, By-Laws of HOA of record in Instrument Number 20150220-0014706, Charter for HOA in Instrument 20001020-0104424, Quitclaim Deed of Common Areas to HOA of record in Instrument Number 201501230-006862, Easement for ingress and egress for vehicular purposes in Book 11669, page 837, Application of Greenbelt Assessment in Book 9996, page 579, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **8253 Boone Trace Nashville, TN 37221.**

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

Witness our hands this 30th day of July, 2015.

Rachelle Armistead
Rachelle Armistead

Robert Armistead
Robert Armistead

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Rachelle Armistead and Robert Armistead, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2015.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **150216**
RECORD & RETURN TO:
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027