Davidson County DEEDWARR
Recvd: 08/03/15 09:50 4 pgs
Fees:23.00 Taxes:1498.50
20150803-0076185

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32511-06-2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2015. Notary Public My Commission Expires: 10/16/22

BETH N RINEHIMER
Notary Public
South Carolina
My Comm. Expires October 16, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lawson H. Hardwick, III 238 31st Avenue North Nashville, TN 37203	New Owner	Map and Parcel No.: 104 02 0 X 238 00CO

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, Kenneth J. Barker, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lawson Hugh Hardwick, IV, an unmarried man, and Derek Taylor Gunn, a married man, as tenants in common ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 238 31st Avenue North, Nashville, Tennessee 37203.

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

And Grantor covenants that he 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 set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

The subject property is not Grantor's marital residence.

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 the 31st day of July, 2015.

Kenneth J. Barker

STATE OF S.C.

COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth J. Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2015.

Notary Public
My Commission Expires:

BETH N RINEHIMER
Notary Public
South Carolina
My Comm. Expires October 16, 2022

BETH N RINEHIMER NOTARY PUBLIC SOUTH CAROLINA

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 238, together with appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359, 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 Kenneth J. Barker and wife, Alison V. Barker, by Deed dated January 13, 2006 from Baty Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20060124-0009222, Register's Office for Davidson County, Tennessee. Alison V. Barker, unmarried, having since conveyed her interest in said property to Kenneth J. Barker, married, by Quitclaim Deed dated July 24, 2015, of record in Instrument No. 20150803-0076184, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104 02 0 X 238 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Row at 31st Condominiums, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, addendum in Instrument No. 20040206-00147124 and amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20021011-0125352, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20020910-0109699, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 57, page 114, Register's Office for Davidson County, Tennessee.

True Copy Certification

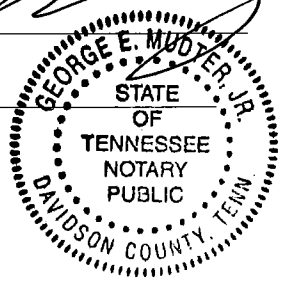
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016