When recorded, please return to
Realty Title and Escrow Co., Inc.
206A Cool Springs Blvd #106
Franklin, TN 37067

RECORD AND RETURN TO:
~~Limestone Title and Escrow, LLC~~
~~5200 Maryland Way~~
~~Suite 202~~
~~Brentwood, Tennessee 37027~~
~~File No.: TN156205~~

BILL GARRETT, Davidson County
Trans: T20150077001 DEEDWARR
Recvd: 09/10/15 10:33 2 pgs
Fees: 13.00 Taxes: 1813.00
20150910-0091909

WARRANTY DEED

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2015.

NOTARY PUBLIC

My commission expires: 10-18-16

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Nicole Gillard and Robert Ryan Berger 401C North 17th St Nashville, TN 37206	Wells Fargo Bank NA 2701 Wells Fargo Way Minneapolis, MN 55467	083 10 0 375.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Ninety Thousand and 00/100 Dollars ($490,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WADE BARNES, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ASHLEY NICOLE GILLARD AND HUSBAND, ROBERT RYAN BERGER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 200, on the Map of McEwen Place, as of record in Plat Book 332, Page 133, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Wade Barnes, married, by Deed dated February 27, 2014 and recorded March 6, 2014, of record in Instrument Number 20140306-0018852, and a portion of the Deed dated February 27, 2014 and recorded March 6, 2014, of record in Instrument Number 20140306-0018850, both in the Register's Office of Davidson County, Tennessee. Said property was never the principal residence of Wade Barnes or his spouse.

The address of the herein described property is believed to be 401C N 17th Street, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of September, 2015.

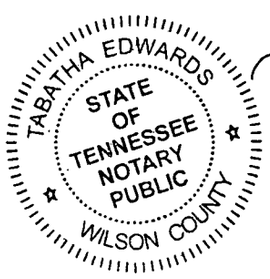
Wade Barnes

WADE BARNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Wade Barnes, 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 and seal, this the 8th day of September, 2015.



Tabatha Edwards
Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-3-15