STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20160003935 DEEDWARR
Recvd: 01/15/16 09:54 2 pgs
Fees:13.00 Taxes:758.50
20160115-0004314

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2016.

Notary Public
MY COMMISSION EXPIRES: 1/26/16
File No. G15-3523D

LELAND L. COLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMM. EXP.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kurt S. Wagar and Kathleen E. Wager, husband and wife (NAME)	NEW OWNER (NAME)	34-7-A-16 CO
613 Glenn Circle (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Stephen W. Barkley and Richard L. Barkley, Co-Trustees for the Trust of Vernard R. Barkley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kurt S. Wagar and Kathleen E. ~~Wager~~, 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 Unit No. 16 of Building No. 2 on the Site of The Planned Unit Development of HARBOR VILLAGE, PH. 1, of record in Book 6900, Page 37, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen W. Barkley and Richard L. Barkley, Co-Trustees for Trust of Vernard R. Barkley U/W from Joan M. Barkley, Trustee, U/A/D, by Deed dated June 12, 1998, in Book 10979, Page 53, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Restrictive covenants contained in instrument of record in Book 6628, page 577, Book 6646, page 543, Book 10672, page 743, Instrument No. 20010817-0089318 and Instrument No. 20070205-0014894, Register's Office for Davidson County, Tennessee.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plan of record in Book 6900, page 37, Register's Office for Davidson County, Tennessee.
4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Boundary Plat recorded in Book 6250, page 626, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Book 6635, page 254, Book 7637, page 813 and Instrument No. 20030611-0080884, Register's Office for Davidson County, Tennessee.
6. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed and

Amendments establishing a Horizontal Property Regime of Harbor Village, Ph. 1, Building No. 2 and recorded in Book 7675, page 733, Book 7675, page 804, Book 7675, page 837 and Book 8402, page 569, Register's Office for Davidson County, Tennessee.

7. Common Area conveyed to Homeowner's Association of record in Book 8485, page 966 and Instrument No. 20110211-0012143, Register's Office for Davidson County, Tennessee.
8. Deed of Conveyance for sewer lines as recorded in Book 7026, page 914, Register's Office for Davidson County, Tennessee.
9. Easements for sanitary sewers and storm drainage as recorded in Book 5589, page 831, Book 5970, page 679 and Book 7121, page 202, Register's Office for Davidson County, Tennessee.
10. Grant of Easement from HOA to Comcast of Nashville I, LLC as recorded in Instrument No. 20110930-0075699, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 613 Glenn Circle, Madison, TN 37115.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 my/our hand(s) this 8th day of January, 2016.

STEPHEN W. BARKLEY AND RICHARD L. BARKLEY, CO-TRUSTEES FOR THE TRUST OF VERNARD R. BARKLEY

By: Stephen W. Barkley Co-Trustee
Stephen W. Barkley, Co-Trustee

January 08, 2016
Date

STEPHEN W. BARKLEY AND RICHARD L. BARKLEY, CO-TRUSTEES FOR THE TRUST OF VERNARD R. BARKLEY

By: Richard L. Barkley co-trustee
Richard L. Barkley, Co-Trustee

January 08, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Stephen W. Barkley and Richard L. Barkley, Co-Trustees for the Trust of Vernard R. Barkley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of January, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066