Davidson County	DEEDWARR
Recvd: 03/07/16 14:03	2 pgs
Fees:13.00 Taxes:703.00	
20160307-0021678	

WARRANTY DEED

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$180,000.00~~ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 4th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 9/05/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

160564

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Scott Finley	USAA Federal Savings Bank	142-09-0D-088.00
(NAME)	(NAME)	
1092 General George Patton Road	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Sarah S. Barnet, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Scott Finley and Lacey E. Finley, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Unit No. 1092, together with the Carport designated No 1092-C in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located in Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master' Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part here of the same as though copied herein.

Being the same property conveyed to Sarah S. Thacker, unmarried by Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee Corporation dated May 1, 1984 and recorded May 1, 1984 in Book 6282, Page 614, in said Register's Office for Davidson County, Tennessee and further conveyed to Richard D. Barnet, a one half (1/2) undivided interest by Quitclaim Deed from Sarah S. Thacker dated March 2, 1994 and recorded March 4, 1994 in Book 9267, Page 696, in said Register's Office for Davidson County, Tennessee and further conveyed to Sarah S. Barnet by Quitclaim Deed from Richard D. Barnet dated May 28, 2010 and recorded June 1, 2010 as Instrument No. 20100601-0041834, in said Register's Office for Davidson County, Tennessee.
Note: Sarah S. Barnet is one and the same as Sarah S. Thacker.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The said Grantor, Sarah S. Barnet is married but the above described property was never used as the primary residence of Grantor or Grantor's spouse.

unimproved ☐

This is improved ☑ property, known as 1092 General George Patton Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 4th day of March, 2016.

Sarah S. Barnet

State of Tennessee

County of Davidson

On this 4th day of March, 2016, before me, a Notary public in and for said County and State, personally appeared Sarah S. Barnet, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public: Shannon Philbin

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2019

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
WILSON COUNTY

Shelly M Smith

Commission Expires
4-24-2018