THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026728**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $239,000.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2016. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160019504 DEEDWARR
Recvd: 03/09/16 15:35 2 pgs
Fees:13.00 Taxes:884.30

20160309-0022788

WARRANTY DEED

Address New Owner: Autenrieth Williams Family Limited Partnership 5000 Franklin Road Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0B-296.00-CO

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, **Kristen Nicole Barry, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Autenrieth Williams Family Limited Partnership**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 58 , as shown on the map entitled Phase Two, Section Seven Townhomes of Fredericksburg, of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KRISTEN NICOLE BARRY, by deed from ALLISON TERRY WEBB, MARRIED, of record in Instrument No. 20091027-0098897 , dated October 22, 2009 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 171-03-0B-296.00-CO.

Matters shown on the Plan of record in Plat Book 9700, page 957, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Fredericksburg Townhomes , including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11550, page 531 and amended in Book 11682, page 76, said Register's Office.

By-Laws of Fredericksburg Townhome Association of record in Book 11550, page 554, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions for the Townhomes of Fredericksburg , including, but not limited to, easements,

Declaration of Covenants, Conditions, Liens, Easements and Restrictions for the Townhomes of Fredericksburg , including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10126, page 435 and amended in Book 10224, page 683, Instrument No. 20000718-0070558 and recorded in Instrument No. 20050705-0076546, said Register's Office.

By-Laws of Townhomes of Fredericksburg of record in Book 10126, page 426 and amended in Instrument No. 20150102-0000219, said Register's Office.

Cable Television Easement and Maintenance Agreement of record in Instrument No. 2000516-0049387, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109635, said Register's Office.

This is improved property located at 601 Old Hickory Boulevard Unit 113 Brentwood TN 37027

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8th day of March, 2016.

Kristen Nicole Barry

STATE OF PENNSYLVANIA)
COUNTY OF Delaware)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristen Nicole Barry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Marcus Lucchese, Notary Public
Prospect Park Boro, Delaware County
My Commission Expires June 9, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

My Commission Expires: 6/9/19