BILL GARRETT, Davidson County
Trans:T20160022857 DEEDWARR
Recvd: 03/21/16 13:03 2 pgs
Fees:13.00 Taxes:547.05

20160321-0026543

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$147,850.00
x Taelor Barnette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th day of March, 2016.
Susan Hadley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taelor Barnette 2048 Shaylin Loop Antioch, TN 37013	Franklin American Mtg. Co. 6100 Tower Circle, Ste. 600 Franklin, TN 37067	173.05-0A-062.00 CO

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 hereby acknowledged, we,

Heather Johnson N/K/A Heather Johnson Comer and husband, Scott Comer

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Taelor Barnette, an unmarried woman

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:

Being all of Unit No. 62 (Sixty-Two) on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, and amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Heather Johnson, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated September 28, 2006, of record in Instrument Number 20061004-0123462, Register's Office for Davidson County, TN. Also see Scrivener's Affidavit of record in Instrument Number 20160301-0019369, said Register's Office. Heather Johnson has since married and is now known as Heather Johnson Comer. Scott Comer joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat as established by Master Deed and shown by amendment to Master Deed of record in Instrument Number 20051114-0136938 and PUD Boundary Plat of record in Instrument Number 20050128-0010427, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants, By-Laws, and HOA Charter contained in Master Deed of record in Instrument Number 20050721-0084791, rerecorded in Instrument Number 20050805-0092480, amended in Instrument Number 20051114-0136938, and Instrument Number 200712227-0147998, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2048 Shaylin Loop, Antioch, TN 37013**
(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 hand(s) this 18th day of March, 2016.

Heather Johnson Comer
Heather Johnson Comer

Scott Comer
Scott Comer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Heather Johnson Comer and Scott Comer, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076