WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-29829

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

P-WG-16-416-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adina R. Barnes and Darin S. Barnes	New Owner	
(NAME)	(NAME)	**082-05-0-G-005.00-CO**
416 Garfield Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-2228		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRAMAURO PEREZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADINA R. BARNES AND DARIN S. BARNES, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 5, on the Plan of The Brownstones at 5 & G, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Brownstones At 5 & G, a horizontal Property Regime with Private Elements, of record in Instrument No. 20110729-0058214 and amended in Instrument No. 20121106-0102552, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of The Brownstones At 5 & 6, for placement of Units, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for a more complete identification and description of such units.

Being the same property conveyed to Framauro Perez, unmarried by Quit Claim deed from Erin Perez, unmarried of record in Instrument No. 20150702-0064539 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on July 02, 2015. Being the same property conveyed to Framauro Perez and Erin Perez, husband and wife by Warranty deed from Trust Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121205-0112118 Register's Office for Davidson County, Tennessee, dated December 03, 2012 and recorded on December 05, 2012.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions for The Brownstones at 5 & G, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20110729-0058214 and Amendment recorded in Instrument No. 20121106-0102552, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120207-0010885, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **416 Garfield Street , Nashville, Tennessee 37208-2228**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20160024094 DEEDWARR
Recvd: 03/24/16 14:05 2 pgs
Fees: 13.00 Taxes: 1887.00

20160324-0028055

Witness my/our hand(s) this the 21st DAY OF MARCH, 2016.

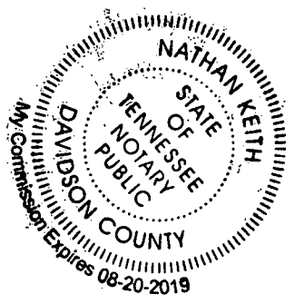
Framauro Perez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRAMAURO PEREZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212