THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16036959**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $149,900.00 Affiant Subscribed and sworn to before me, this 12th day of April, 2016. Notary Public My Commission Expires: 11/5/19

Davidson County DEEDWARR
Recvd: 04/14/16 08:34 3 pgs
Fees:18.00 Taxes:554.63
20160414-0035583

COURTNEY TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Sam Kerstetter Amanda Nussbaum 1783 Red Jacket Drive Antioch TN 37013-4483	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-05-0A-053.00-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, **Wayne A. Dear and Taylor A. Barnes Dear, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Nussbaum, a single woman**, ("Grantees"), their 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 all of Unit 53 (Fifty Three) on the Plan of Barnes Crossing, Phase One, as shown on Exhibit to the Master Deed for Barnes Crossing of the of record in Instrument No. 20050721-0084791, as Re-Recorded in Instrument No. 20050805-0092480 and as amended in Instrument No. 20051114-0136938 and in Instrument No. 20071227-0147998, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wayne A. Dear and Taylor A. Barnes Dear, husband and wife by Warranty deed from Meagan N. Eplee, unmarried of record in Instrument No. 20140310-0020036 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 10, 2014 and Scrivener's Affidavit recorded on June 11, 2014, recorded in Instrument No. 20140611-0050970.

The execution of this instrument is effected by the signature of Angelia Young as Attorney-in-fact for Wayne A. Dear, which Power of Attorney is recorded in Instrument No. 20160414-0035581, and also by the signature of Angelia Young as Attorney-in-fact for Taylor A. Barnes Dear, which Power of Attorney is recorded in Instrument No. 20160414-0035582, both in 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.

Taxes for the year 2016 a lien, not yet due and payable.

All matters shown on the PUD Boundary Plat in Instrument 20050128-0010427, Register's Office for Davidson County, Tennessee.

The premises herein insured is 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Barnes Crossing of record in Instrument Number 20050721-0084791, re-recorded in Instrument 20050805-0092480, 20051114-0136938 and 20071227-0147998, Register's Office for Davidson County, Tennessee.

Easement to Metro in Instrument 20050721-0084791 and 20050811-0095171, Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20131021-0109630, in the Register's Office for DavidsonCounty, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1783 Red Jacket Drive Antioch TN 37013-4483

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 this12th day of April, 2016.

Wayne A. Dear by Angelia Young as Attorney-in-fact

Taylor A. Barnes Dear by Angelia Young as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angelia Young, with whom I am personally acquainted, and who acknowledged that she is the Attorney-in-fact for Wayne A. Dear and Taylor A. Barnes Dear of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of April, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

TRUE COPY CERTIFICATION

I, Connie Taylor, 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 and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017