(2)

BILL GARRETT, Davidson County
Trans:T20160035100 DEEDWARR
Recvd: 04/28/16 12:22 2 pgs
Fees:13.00 Taxes:4164.33
20160428-0041544

Warranty Deed

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,125,495.81. Affiant Subscribed and sworn to before me, this the 22nd day of April, 2016. Notary Public My commission expires: 03-07-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Shannon M Dauchot Patrick R Dauchot	Wells Fargo Bank N.A.	
612 Hume Street	2701 Wells Fargo Way	081-12-0P-001.00-CO
Nashville, TN 37208	Minneapolis, MN 55467-8000	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KENNETH E. BARRETT AND WIFE, STEPHANIE L. BARRETT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON M DAUCHOT AND PATRICK R DAUCHOT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Townhomes of Hume Street and 7th Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "C" of the Declaration of Covenants, Conditions and Restriction at Instrument No. 20100915-0073268, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Washington Property Management, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Washington Property Management, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100806-0061915 Register's Office for Davidson County, Tennessee, dated August 06, 2010 and recorded on August 06, 2010.

Being a portion of the same property conveyed to Kenneth E. Barrett and wife, Stephanie L. Barrett by Quitclaim deed from Washington Property Management, LLC of record in Instrument No. 20141016-0095572 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 16, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 612 Hume Street, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of April, 2016.

Kenneth E. Barrett

Stephanie L. Barrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth E. Barrett and Stephanie L. Barrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018