RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167440

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20160039324 DEEDWARR
Recvd: 05/11/16 13:49 2 pgs
Fees:13.00 Taxes:523.55
20160511-0046855

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Tyler Buell 264 Lake Chateau Drive Hermitage, TN 37076	Same address as new owner	097 08 0A 098.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Forty One Thousand Five Hundred and 00/100 Dollars ($141,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KATHIE L. BARGE, FORMERLY KNOWN AS KATHIE L. FARRIS, A MARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW TYLER BUELL, A SINGLE MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit S-2 on the Plan of Lake Chateau of record in Plat Book 6250, Page 607 through 610, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lake Chateau Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6639, Page 468, amended in Book 6691, page 308 and 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, page 271 and 275, Book 11012, page 495, Book 475, page 743, Book 5819, page 432 and in Instrument No. 20050815-0096130, said Register's Office.

Being the same property conveyed to Kathie L. Farris, by Warranty Deed from Traci E. Johnson, unmarried, dated 6/15/2007, recorded 6/26/2007, of record in Instrument No. 20070626-0076037, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 264 Lake Chateau Drive, Hermitage, Tennessee 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in

the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6250, Page 607 through 610; to all matters as shown on Master Deed and By-Laws of record in Book 6639, Page 468, amended in Book 6691, page 308 and 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, page 271 and 275, Book 11012, page 495, Book 475, page 743, Book 5819, page 432 and in Instrument No. 20050815-0096130; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS OUR HANDS, this the 3rd day of May, 2016.

Kathie L Barge formerly known as Kathie L Farris

KATHIE L. BARGE (FORMERLY KNOWN AS KATHIE L. FARRIS)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kathie L. Barge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of May, 2016.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 11/18/18