PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160048016 DEEDWARR
Recvd: 06/07/16 13:19 2 pgs
Fees:13.00 Taxes:4551.00
20160607-0057384

W & I Ref: (DM) Title No.: 58191
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matt Sarb Ashley Sarb 229 Hillwood Blvd. Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 10314007100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Barton, III and wife, and Shannon K. Barton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matt Sarb and Ashley Sarb, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 7, all of Lot No. 8 and the easterly one-half of Lot No. 9 of Block "E" on the Plan of Hillwood Estates, as of record in Book 1835, page 59, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Hillwood Drive at a point 125 feet west of the northeast corner of Lot No. 7; thence along said Drive, westerly 250 feet to a point; thence southerly 225 feet to a point in the line between Lot Nos. 9 and 16; thence easterly along the line between Lots 9, 16, 8, 17, 7 and 18, 237.5 feet which point is 125 feet west of the southeast corner of Lot No. 7; thence northerly 208 feet to the beginning.

Being the same property conveyed to John W. Barton, III and wife, Shannon K. Barton by Warranty Deed from David L. Slaughter adn wife, Monica L. Slaughter, dated September 8, 2006 and recorded on September 11, 2006 of record in Instrument No. 20060911-0112065, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years;. The Plan, with Owner's Certificate, of record in Book 1835, page 59, said Register's Office, which Plan shows a 75, foot minimum building setback line from Hillwood Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Easement Agreement of record in Instrument No. 20041027-0129445, said Register's Office.

This is improved property, known as 229 Hillwood Boulevard, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2016.

John W. Barton, III

Shannon K. Barton

State of Tennessee

County of Davidson

On this 3rd day of June, 2016, before me the undersigned authority, personally appeared John W. Barton, III and Shannon K. Barton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,230,000.00.

Affiant

Sworn and subscribed before me this 3rd day of ~~June, 2016~~.

Notary

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017