THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16047423** BILL GARRETT, Davidson County Trans:T20160051424 DEEDWARR Recvd: 06/17/16 09:49 2 pgs Fees:13.00 Taxes:2404.63 20160617-0061492	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $649,900.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Anthony Mansolino 947 GLENDALE LN Nashville TN 37204-4250	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13209002700

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, **Karin Anderson-Barrett, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony Mansolino and Adrianna Mansolino, husband and wife**, ("Grantees"), its 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 the Northerly part of Lot 34-A on Plat of Oak Hill Subdivision No. 1, of record in Book 547, Page 49, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Glendale Lane, at the common corner of Lots 33-B and 34-A; thence with the line between said two lots, Southerly 258 feet to the Northerly line of the property owned by L.R. Barnes; thence with Barnes North line, Eastwardly 100 feet to the Easterly line of Lot 34-a; thence with said line, Northwardly 252 feet to the Southerly margin of Glendale Lane; thence with the Southerly margin of said Lane, Westwardly 100 feet to the point of the beginning.

Being the same property conveyed to Karin Anderson-Barrett by Warranty Deed from Jeffrey D. Buchweitz and wife, Elizabeth S. Buchweitz, recorded on the 26th day of February, 1999 in Deed Book 11358, Page 812, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL SUBDIVISION NO. 1, as recorded in Plat Book 547, Page(s) 49.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 4246, Page 192.

License Agreement recorded in Book 7516, Page 62.

This is improved property located at 947 GLENDALE LN Nashville TN 37204-4250

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 this 3rd day of June, 2016.

Karin Anderson-Barrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karin Anderson-Barrett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018