Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16078521

BILL GARRETT, Davidson County
Trans:T20160065665 DEEDWARR
Recvd: 08/01/16 09:24 2 pgs
Fees:13.00 Taxes:808.45
20160801-0078757

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $218,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Notary Public
My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert K. Barnes 1912 Shamrock Dr Brentwood, TN 37027	New Owner	Tax Parcel ID No. 117-15-0A-128.00 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, **Keith Merrill, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert K. Barnes and Desire B. Barnes, husband and wife**, ("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 Unit I -4, PLAN OF GREEN HILLS TERRACE CONDOMINIUM APARTMENTS, as shown on plat of record in Plat Book 5200, Page 64, and as established in Master Deed recorded in Book 5304, Page 702, as amended in Book 7841, Page 557, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Keith Merrill, single man, by deed from Matthew P. Doig, unmarried and Patrick J. Doig, married, of record in Instrument No. 20130722-0075731, dated July 19, 2013, 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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 117-15-0A-128.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, page 64, said Register's Office.

Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557, amendment to By-Laws in Book 9830, page 181, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.

Easement granted to Comcast Nashville I, LLC, of record in Instrument No. 20110930-0075704, said Register's Office.
Easement of record in Book 4320, page 896, said Register's Office.

Memorandum of Lease of record in Book 7523, page 260, said Register's Office.

This is improved property located at 1900 Richard Jones Road Nashville TN 37215

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 29th day of July, 2016.

Keith Merrill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 29th day of July, 2016.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018