THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33101-06-2016**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $249,900.00. Cami Callen Affiant Subscribed and sworn to before me this 29th day of July, 2016. Notary Public My Commission Expires:

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

WARRANTY DEED

Address New Owner: Andrea Yepez 1101 18th Ave. South, #509 Nashville, TN 37212	**Send Tax Bills To:** Mortgage Investors Group 1307 W. Ave, # 102 Crossville, TN 38555	**Tax Information:** Map and Parcel No.: 104 04 0 E 509 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, **Raymond D. Barrows and wife, Cathy T. Barrows**, ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Andrea Yepez**, an unmarried individual ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 1101 18th Ave. South, #509, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans: T20160066019 DEEDWARR
Recvd: 08/01/16 15:07 4 pgs
Fees: 23.00 Taxes: 924.63
20160801-0079217

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1876

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29 day of July, 2016.

Raymond D. Barrows

Cathy T. Barrows

STATE OF _____, COUNTY OF _____ SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Raymond D. Barrows and Cathy T. Barrows**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

SEE ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ORANGE)

On 7/28/16 (Date) before me, PAMELA STANDISH, NOTARY (Here Insert Name and Title of the Officer),

personally appeared RAYMOND BARROWS AND CATHY BARROWS (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

PAMELA STANDISH
Commission # 2087703
Notary Public - California
Orange County
My Comm. Expires Oct 26, 2018

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 509, together with the appurtenant interest in the common elements of 1101 Eighteenth Avenue, a horizontal property regime established by Master Deed of record in Instrument No. 20060807-0096688, rerecorded in Instrument No. 20060817-0101760, and amended in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Together with Parking Space No. 22 which is being assigned as a limited common element appurtenant to the above described unit, and which is not transferable except with a transfer of a unit.

Being the same property conveyed to Raymond D. Barrows and wife, Cathy T. Barrows, by deed dated August 14th, 2013 from Colleen Judy Jones and husband, Warner Jones, of record in Instrument No. 20130815-0085782, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104 04 0 E 509 00 CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 1101 Eighteenth Avenue, of record in Instrument No. 20060807-0096688, rerecorded in Instrument No. 20060817-0101760, and amended in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, recorded in Instrument No. 20071010-0120355, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20060120-0007509, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20060120-0007524, Register's Office for Davidson County, Tennessee.