WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070487 DEEDWARR
Recvd: 08/15/16 10:30 2 pgs
Fees:13.00 Taxes:851.00
20160815-0084655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Kathleen Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF August, 2016.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 6, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deanna Cooper Geno, Trustee	SAME	
(NAME)	(NAME)	
1106 Woodbury Falls Court		128-12-C/8.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT L. BARRY AND LAURA C. GEE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEANNA COOPER GENO, TRUSTEE OF THE COOPER GENO FAMILY TRUST UAD 10/17/2006,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1106 on the Plan of Woodbury Townhomes, Phase 1, a Planned Unit Development, established under Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20050216-0017693, as amended in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Robert L. Barry, an unmarried man, and Laura C. Gee, an unmarried woman, by deed from Marquis Homes, LLC, a Tennessee limited liability company, dated August 28, 2008, of record in Instrument No. 20080902-0089676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes; all matters appearing of record in Instrument No. 20050216-0017693, as amended in Instrument No. 20060310-0028278, said Register's Office; Restrictive Covenants of record in Instrument Nos. 20050216-0017693, 20060310-0028278, and 20080201-0010772, said Register's Office; Charter of record in Instrument No. 20060309-0027744, said Register's Office; and Easements of record in Book 5074, Pages 856 and 945, Book 8083, Pages 534, 541, and 547, and Instrument No. 20050118-0005578, said Register's Office.

unimproved _
This is improved x property, known as 1106 Woodbury Falls Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of August, 2016

Robert L. Barry by Kevin D. Montgomery, attorney in fact

ROBERT L. BARRY

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Laura C. Gee by Kevin D. Montgomery, attorney in fact

LAURA C. GEE

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of August, 2016, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Robert L. Barry and Laura C. Gee and acknowledged that he executed the same as the free act and deed of Robert L. Barry and Laura C. Gee.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 2016.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

Kathy Snider
Notary Public