WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160078342 DEEDWARR
Recvd: 09/07/16 12:27 2 pgs
Fees: 13.00 Taxes: 1091.50
20160907-0094023

G-ZR-16-684-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sharon G. Barnes	new owner	
(NAME) **684 Williamsport Court**	(NAME)	**128-03-0B-022.00-CO**
(ADDRESS) **Nashville, TN 37221-1200**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANELISA MARTIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARON G. BARNES, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Final Plat Williamsport Subdivision Section One of record in Plat Book 7900, Page (s) 628 and 629, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anelisa Martin by the Final Decree of Divoce of record in the Third Circuit Court for Davidson County, Tennessee on April 20, 2016 as Docket No. 16D182 and being the same property conveyed to Aaron Brent Martin and wife, Anelisa Martin by Warranty deed from Ervel Edward Collins and wife, Linda Collins of record in Instrument No. 20130311-0023827 Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 11, 2013.

This conveyance is subject to:
- Rights of claims and parties in possession not shown by the public records.
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 628 and 629, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9144, Page 703, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Williamsport Homeowners Association of record in Book 9144, Page 697, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utilities District of record in Book 5258, Page 267, Book 8626, Page 836, Instrument No. 20040511-0053728 and Instrument No. 20040511-0053729, in the Register's Office for Davidson County, Tennessee.
- Agreed Order of Possession of record in Instrument Number 20080409-0035856, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **684 Williamsport Court , Nashville, Tennessee 37221-1200**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF SEPTEMBER, 2016.

Anelisa Martin

STATE OF TX
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANELISA MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of September, 2016.

Notary Public
My Commission Expires: 4/8/2018
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212