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

CRT File No. 16109541

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson (R)

The actual consideration or value, whichever is greater, for this transfer is: $162,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of November, 2016.

Notary Public
My Commission Expires: 11-4-18

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20160099627 DEEDWARR
Recvd: 11/10/16 11:16 2 pgs
Fees: 13.00 Taxes: 599.40
20161110-0119053

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel ID No.
Theresa P. Carter 1853 SHAYLIN LOOP Antioch TN 37013-8404	New Owner	173-05-0A-142.00 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, **Melanie R. Dotson n/k/a Melanie Gordon, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Theresa P. Carter, unmarried**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 142 (One Hundred Forty-Two) on the Plan of Barnes Crossing, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791, as re-recorded of record in Instrument Number 20050805-0092480, and Amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Melanie R. Dotson, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 26th day of September, 2007 in Instrument No. 20070926-0114568, 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 2017 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 Boundary Plat of BARNES CROSSING, as recorded in Instrument No. 20050128-0010427.

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

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARNES CROSSING of record in Instrument No. 20050721-0084791, re-recorded at Instrument No. 20050805-0092480, as amended by instrument(s) of record in Instrument Nos. 20051114-0136938 and 20071227-0147998 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility

easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Comcast Nashville 1, LLC, recorded in Instrument No. 20131021-0109630.

Right-of-way dedication recorded at Instrument No. 20050811-0095171.

This is improved property located at 1853 SHAYLIN LOOP Antioch TN 37013-8404

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 7th day of November, 2016.

Melanie R. Dotson n/k/a Melanie Gordon

Mike Gordon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melanie R. Dotson n/k/a Melanie Gordon and Mike Gordon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2016.

Notary Public

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

my commission expires:
02/26/17