STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20160108378 DEEDWARR
Recvd: 12/09/16 10:12 2 pgs
Fees:13.00 Taxes:1110.00
20161209-0129376

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2016.

Notary Public
MY COMMISSION EXPIRES: 8/18/18
File No. G16-6953D

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jermaine Ware and Chastity Bradley (NAME)	Same address (NAME)	181 01 0B 063.00
813 Sugarloaf Court (STREET ADDRESS)	as new owner (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Daniel Barrett, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chastity Bradley and Jermaine Ware, wife and husband 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 Lot No. 146 on the plan of SECTION TWO ADDITION TO SUGAR VALLEY, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Daniel Barrett, unmarried from Yazdian Construction, Inc., a Tennessee Corporation, by Deed dated December 14, 2005, as Instrument No. 20051221-0152727, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Instrument No. 20030708-0093637, Instrument No. 20040623-0074495, and Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 11069, page 6, Register's Office for Davidson County, Tennessee.

4. Notice of Completion as recorded in Instrument No. 20051221-0152726, Register's Office for Davidson County, Tennessee.

5. Easement as recorded in Instrument No. 20040902-0106369, Register's Office for Davidson County, Tennessee.

6. Verification and/or Release of Order of Final Judgement as recorded in Instrument No. 20131001-0102659, Register's Office for Davidson County, Tennessee.

7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 813 Sugarloaf Court, Nashville, TN 37211.

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. Whenever 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 5th day of December, 2016.

Daniel Barrett

December 05, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Daniel Barrett, unmarried, the bargainor(s), 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 5th day of December, 2016

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066