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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16099441**<br><br>J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $269,200.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of November, 2016.<br><br>Notary Public<br>My Commission Expires: _ |

BILL GARRETT, Davidson County
Trans:T20160109468 DEEDWARR
Recvd: 12/13/16 13:06 2 pgs
Fees:13.00 Taxes:996.04

20161213-0130671

## WARRANTY DEED

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|---|---|---|
| Address New Owner:<br>James Barolak and Katherine Barolak<br>215 Boxmere Place<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>131-06-0E-215.00 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, **Angela L. Williams** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Barolak, an unmarried woman and James Barolak, a married man, as joint tenants with right of surviorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 215 on the Plan of Burton Hills Village of Boxmere, Phase I, as set forth in Exhibit A to the Master Deed of record in Book 6666, Page 749, as amended in Book 6824, Page 308; Book 6908, Page 738 and Book 6921, Page 226, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to ANGELA L. WILLIAMS, by deed from BRIE STANDFIELD now known as BRIE MCCURRY, of record in Instrument No. 20140318-0022460, dated March 14, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 131-06-0E-215.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3702, page 250 and Book 4298, page 491, said Register's Office.

Open Space Agreements of record in Book 6470, page 383 and Book 6655, page 47, said Register's Office.

Master Deed of record in Book 6666, page 749, Book 6824, page 308, Book 6908, page 738, Book 6921, page 226, amendment to By-Laws of record in Book 6911, page 831, amended and restated in Instrument No. 20100401-0024317, said Register's Office.

This is improved property located at 215 Boxmere Place Nashville TN 37215

**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 30th day of November, 2016.

Angela L Williams

Angela L. Williams

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angela L. Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2016.

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Notary Public