WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/16 09:58 3 pgs
Fees:18.00 Taxes:604.95
20161214-0130974

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 8th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JOHN A. BEAL, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Felicia D. Cryer	Felicia D. Cryer	135-12-0-B-120.00
(NAME)	(NAME)	
2310 Nashboro Blvd.	2310 Nashboro Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, **Chad A. Barnes,** a single man, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Felicia D. Cryer, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND located in Davidson County, Tennessee, being all of Unit No. 120, on the plan of Horizontal Property Regime, Private Element Plat, Nashboro - Fairway Pointe, of record in Instrument No. 20020820-0100664, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Chad A. Barnes, a single man, by Warranty Deed, dated June 19, 2015, from Annie E. Young, individually and as Trustee of The Mariposa Trust U/A/D August 28, 2003, of record in Instrument No. 20150702-0064286, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20020710-0083054 and Instrument No. 20020820-0100664; Restrictions of record in Book 4827, page 14; Book 5469, page 840; Book 7751, page 907; Book 11703, page 520; Instrument No. 20000316-0027171, Instrument No. 20010322-0027768 and Instrument No. 20000627-0063887; By-Laws of record in Book 11703, page 560; Articles of Incorporation/ Charter of record in Book 4828, page 834 and Book 11703, page 518; Easement for sewer of record in Book 8870, page 887; Book 8870, page 932 and Instrument No. 20001012-0101575; Easement for cart path of record in Book 10110, page 854 and Book 10110, page 860; Easement of record in Book 4815, page 425 and Book 4821, page 109; Easement for right of way of record in Book 4460, page 149; Book 4460, page 150 and Book 4460, page 151; Easement for cable of record in Instrument No. 20001012-0101575; Memorandum of Lease of record in Book 10690, page 327; Stormwater Detention Agreement of record in Instrument No. 20020815-0098780; Declaration of Taking of record in Book 4254, page 410; Conveyance of common area to Homeowners Association of record in Instrument No. 20001010-0100360 and common elements of record in Instrument No. 20021211-0152724; and License to use

fitness center and swimming pool of record in Instrument No. 20020507-0056329, all matters of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2310 Nashboro Blvd., Nashville, TN 37217

(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 this 8th day of December, 2016.

Chad A. Barnes

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Chad A. Barnes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of December, 2016.

Notary Public
My Commission Expires: 6/4/17

File No.: 24252

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON