Davidson County DEEDWARR
Recvd: 01/10/17 13:28 2 pgs
Fees:13.00 Taxes:1054.50
20170110-0002893

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119970** SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018 16983	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 6th day of January, 2017. Notary Public My Commission Expires: 4-24-18

WARRANTY DEED

Address New Owner: Marla Goostree 2069 Stokes Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-07-0M-013.00 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, **Andrew M. Narcum and Krista A. Narcum, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maria A. Goostree, unmarried**, ("Grantee"), hersuccessors, 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. 2069 , on the plan of Fairsted Park Condominiums, a horizontal property regime established by the Master Deed of record in Instrument #20021121-0145225, and as amended in Instrument #200303280041138, in the Register' s Office for Davidson County, Tennessee, together with an undivided percentage interest in thc Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and being located upon Lot 2 on the plan of Resubdivision of Woman' s Club of Nashville, more particularly described in Plat Book 6200, page 383, in the Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to ANDREW M. NARCUM, UNMARRIED AND KRISTA ALLRED, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MICHAEL F. HAYS, of record in Instrument No. 20130910-0095515, dated August 30, 2013, said Register's Office.

Krista Allred having since married and is now known as Krista A. Narcum

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. 117-07-0M-013.00 CO.

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

Restrictive Covenants contained in instrument of record in Book 9619, page 112, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed and Bylaws for Fairsted Park Condominiums of record in Instrument No. 20021121-0145225 amended in Instrument No. 20030328-0041138, said Register's Office.

Matters shown on the Plan of record in Plat Book 6200, page 383, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3921, page 507, said Register's Office.

Right of Entry Agreement of record in Book 9921, page 620, said Register's Office.

This is improved property located at 2069 Stokes Lane 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 6th day of January, 2017.

Andrew M. Narcum

Krista A. Narcum

STATE OF Rhode Island)
COUNTY OF Newport)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew M. Narcum and Krista A. Narcum, 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 6th day of January, 2017.

Timothy D. Busby
Notary ID # 757738
Commission Expires: 3/30/19

Notary Public

TIMOTHY D. BUSBY NOTARY PUBLIC STATE OF RHODE ISLAND

My Commission Expires: 3/30/19

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY