WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35307

Y-KW-16-608-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hunter R. Mobley	**NEW OWNER**	
(NAME)	(NAME)	**173-9-A-136.00CO**
608 Sitting Mill Court		
(ADDRESS)	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS R. BARNES AND CAROL G. BARNES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUNTER R. MOBLEY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 220 on the Plan of Lenox Village II, Section One, of record in Instrument No. 20030106-0001756 Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dennis R. Barnes and Carol G. Barnes, husband and wife, by Warranty Deed from James W. Potter and wife, Barbara L. Potter, recorded January 18, 2013 in Instrument No. 20130118-0006390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032825, 20020315-0032826, 20021226-0158458 and 20021226-0158459, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers/Storm Drainage of record in Instrument Nos. 20010918-0100850 and 20010918-0100852, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Instrument Nos. 20020628-0078164 and 20020722-0087469, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **608 Sitting Mill Court, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170002866 DEEDWARR
Recvd: 01/11/17 12:06 2 pgs
Fees:13.00 Taxes:1215.45

20170111-0003221

Witness my/our hand(s) this the 6th DAY OF JANUARY, 2017.

Dennis R. Barnes

Carol G. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS R. BARNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of January, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL G. BARNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of January, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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Nashville, TN 37212