THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170110584**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $178,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2017 Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans:T20170017486 DEEDWARR
Recvd: 03/01/17 08:31 2 pgs
Fees:13.00 Taxes:658.60
20170301-0019989

WARRANTY DEED

Address New Owner: Kevin Barnett and Arian Barnett 857 Avenue A Redondo Beach, CA 90277	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064130E00200CO

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, **Bryan Banks, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Barnett and Arian Barnett, husband and wife**, ("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, Unit B on the HPR Plan for The Cottages at 4408 Old Hickory Blvd., a Horizontal Property Regime, established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160108-0001964, Amended at Instrument No. 20161014-0108928, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Michael T. Polston, by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA, dated 12/3/2015, recorded 12/7/2015, of record in Instrument No. 20151207-0122757, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bryan Banks, an unmarried man by Warranty Deed from Michael T. Polston, a married man recorded on the 1st day of July, 2016 in Instrument No. 20160701-0067397, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 117.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160108-0001964, Amended at Instrument No. 20161014-0108928.

This is improved property located at 4408 OLD HICKORY BLVD #B Old Hickory TN 37138-2020

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 28th day of February, 2017.

Bryan Banks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28th day of February, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018