STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G17-8502D

BILL GARRETT, Davidson County
Trans: T20170051148 DEEDWARR
Recvd: 06/15/17 10:26 2 pgs
Fees: 13.00 Taxes: 735.93
20170615-0060106

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Emily Mulready, unmarried woman (NAME)	new owner (NAME)	142-10-B-128 CO
704 Barlin Court (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Bradley Raines, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Mulready, unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 128 on the plan of A PLANNED UNIT DEVELOPMENT, BELLE POINTE, PHASE III, as shown by plat of record in Plat Book 6250, Page 872, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bradley Raines from Patricia A. Morrow, unmarried, by Deed dated October 26, 2006, as Instrument No. 20061031-0135120, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6689, page 772,Book 6702, page 409, Book 6770, page 814, Book 6774, page 774, Book 6819, page 164, Book 6862, page 292, Book 6959, page 766, Book 7409, page 224, Book 7851, page 215, Book 9319, page 443, Instrument No. 20020130-0013252, Instrument No. 20051027-0130021, and Instrument No. 20141202-0110210, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 872, and Boundary Plat of record in Book 6250, page 440 Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 8016, page 858 and Book 6762, page 261, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 6774, page 776, Book 6862, page 286 and Book 6999, page 982, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 704 Barlin Court, Nashville, TN 37221.

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. Whenever 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 my/our hand(s) this 12th day of June, 2017.

Bradley Raines

June 12, 2017
Date

STATE OF Georgia

COUNTY OF Forsyth }

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

Witness my hand and official seal, this 12th day of June, 2017.

My Commission Expires: 7-15-19

Ruth B. Raines
Notary Public

RUTH B. RAINES NOTARY PUBLIC FORSYTH COUNTY GEORGIA

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066