RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $398,000.00. Affiant Subscribed and sworn to before me, this the 20th day of July, 2017. Notary Public My commission expires: 07/06/2020

BILL GARRETT, Davidson County
Trans:T20170063491 DEEDWARR
Recvd: 07/25/17 09:33 2 pgs
Fees:13.00 Taxes:1472.60
20170725-0074932

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Mark Austin Skinner	new owners	**083-0-34A-002.00-CO**
2222 Carter Avenue		
Nashville, TN 37206		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Angela Barrett, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Austin Skinner and Lindsay Beebe

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B, as shown on the Declaration of Covenants, Conditions and Restrictions for 2220 Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151218-0127249, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Anne A. Simpler by Warranty deed from Nancy Denning-Martin and Danny Ray Martin, II, wife and husband of record in Instrument No. 20100108-0001951 Register's Office for Davidson County, Tennessee, dated December 23, 2009 and recorded on January 08, 2010.

Being a portion of the same property conveyed to Angela Barrett by Warranty deed from Anne A. Simpler, n/k/a Anne S. Sizemore, and husband Nathan Sizemore of record in Instrument No. 20151030-0110819 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on October 30, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2222 Carter Avenue, Nashville, TN 37206.

PLEASE RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
our file #: G-LG-17-2222

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF July 20, 2017:

Angela Barrett

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Angela Barrett, the within named Grantor(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, at office, this the 20th day of July, 2017.

My Commission Expires: 5/25/20

Notary Public

20171371R

DORA L. MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY