WARRANTY DEED

Bill Garrett Davidson County
Batch# 50731 DEEDWARR
01/24/2018 10:11:03 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20180124-0007261

M-WG-17-1605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/5/21 (AFFIX SEAL)

MISTY M. NEWCOMB NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7/5/2021

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)
Jeremy Barr and Carlee Cohen Barr	**Access National Mortgage**	
(NAME) **1605 Boscobel Street**	(NAME) **1800 Robert Fulton Drive Suite 350**	**83-13-458.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Reston, VA 20191**	
(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, **ASHLEY ALLEN HENDRIX, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY BARR AND CARLEE COHEN BARR,** 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:

ROBERT ADRIENE husband and wife

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Edgefield Land Co's Second Spring Subdivision, of record in Plat Book 57, Page 152, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ashley Allen Hendrix by Warranty Deed from The Twin Team, LLC, recorded October 2, 2014 in Instrument No. 20141002-0091205, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 57, Page 152, 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: **1605 Boscobel Street, Nashville, Tennessee 37206**.

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 hand(s) this the 19th DAY OF JANUARY, 2018.

Ashley Allen Hendrix by Laura Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ASHLEY ALLEN HENDRIX, and who acknowledged he/she/they executed the same as the free act and deed of the said ASHLEY ALLEN HENDRIX.

Witness my hand and official seal, this the 19th of January, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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