THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516217

Bill Garrett Davidson County
Batch# 106150 DEEDWARR
06/19/2018 10:07:10 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20180619-0058785

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2018.

Notary Public
My Commission Expires: 01-06-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Douglas Yarosz Jr and Kimberly Marie Martin 1608 Ordway Place Nashville TN 37206	New Owner	Tax Parcel ID No. 083-10-0-132.00

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, **Joseph Barnes and Anna Ward Barnes, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas Paul Yarosz, Jr., unmarried person and Kimberly Marie Martin, unmarried person**, ("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, being Lot No. 272 and the westerly 10.0 feet of Lot No. 273, as shown on the map entitled Map of McEwen Place, of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 272 and the westerly 10 feet on Lot No. 273, front together 40.0 feet on the southerly side of Ordway Place, formerly Grove Avenue and run back between parallel lines 134.4 feet, more or less, to an alley.

Being the same property conveyed to JOSEPH BARNES and ANNA WARD BARNES, married to each other, by deed from AARON OCHOA and wife, LESLEY R. OCHOA, of record in Instrument No. 20080916-0094591, dated September 12, 2008, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 083-10-0-132.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 133, said Register's Office.

This is improved property located at 1608 Ordway Place Nashville TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

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 15th day of June, 2018.

Joseph Barnes

Anna Ward Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 15th day of June, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018