WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:

Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2018.

Notary Public
COMMISSION EXPIRES:

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 19, 2018

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 116733 **DEEDWARR**
07/16/2018 02:32:09 PM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20180716-0068921

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wendi K. Powell	Guaranty Trust	117-07-0C-105.00-C
(NAME)	(NAME)	
105 Hampton Place	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, we, **Sarah L. Barz and Cristian Barz, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendi K. Powell, unmarried,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 105 of Hampton Place Townhomes, Condominium Site Plan, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 421, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed Sarah L. Barz and Cristian Barz, husband and wife, by Warranty Deed from Michael Swallows, filed for record on November 24, 2015 as Instrument No. 20151124-0118965, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Unimproved ___
This is Improved X property, known as **105 Hampton Place** **Nashville, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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. 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 our hands this 13th day of July, 2018.

Sarah L. Barz

Cristian Barz

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Sarah L. Barz and Cristian Barz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 13th day of July, 2018.

Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

Notary – Robert L. Scruggs