Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 126090 DEEDWARR
08/07/2018 11:46:20 AM 2 pgs
Fees: $13.00 Taxes: $2,852.29

20180807-0077602

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$770,890.00~~

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2018.

Carrie Borden
Notary Public

My commission expires: 12/6/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katrina Barnett	**Same**	**132-09-0N-002.CO**
944B Battery Lane		
Nashville, TN 37220		

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 HEREBY ACKNOWLEDGED, WE,

Daniel Burton

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Katrina Nicole Barnett, Trustee of the Katrina Nicole Barnett Inheritance Trust, U/A/D March 1, 2018

HEREINAFTER CALLED THE GRANTEE, 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 2, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Battery Place Homeowners Association of record in Instrument No. 20150828-0087419, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to DANIEL BURTON, MARRIED, by deed from MARK C. ADKISON AND WIFE, JULIE C. ADKISON, of record in Instrument No. 20150709-0066482, dated July 6, 2015, said Register's Office.

Being part of the same property further conveyed to DANIEL C. BURTON, A ONE-HALF (1/2) UNDIVIDED INTEREST AS TENANTS IN COMMON AND MARK A. LYNN, A ONE-HALF (1/2) UNDIVIDED INTEREST AS TENANTS IN COMMON, by Quitclaim from DANIEL BURTON, of record in Instrument No. 20150722-0071669, July 21, 2015, said Register's Office.

Being part of the same property further conveyed to DANIEL BURTON, by Quitclaim from MARK A. LYNN, of record in Instrument No. 20161031-0114839, October 31, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **944B Battery Lane, Nashville, TN 37220.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my this 6th day of August, 2018.

DANIEL BURTON

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Daniel Burton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of August, 2018.

Notary Public
My Commission Expires: 10-3-2021

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY