RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 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 $ 251,000.00 .

Betty Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of August, 2018.

Kathy Snider
Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2021

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 133918 **DEEDWARR**
08/27/2018 03:16:28 PM 2 pgs
Fees: $13.00 Taxes: $928.70

20180827-0084857

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josephine Davenport Barringer	SAME	117-07-0H-025.00-C
(NAME)	(NAME)	
2415 Valley Brook Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **Michael P. Tabor,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josephine Davenport Barringer,** 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:

Land in Davidson County, Tennessee, being Unit No. 3326, together with Garage #7 as a limited common element, of the Roderick Square Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of Record in Book 6867, page 385, Register's Office for Davidson County, Tennessee, including without limitation, the Bylaws appended thereto, of record in Book 6867, page 394, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit and as set forth in said Master Deed. Reference is hereby made to the Plan of Roderick Square Condominiums of record in Book 6250, page 928, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Michael P. Tabor by Deed dated July 30, 2007 from Letty D. Gossett, unmarried, recorded August 2, 2007, in Instrument Number 200708020091988, in the Official Records of Davidson County, Tennessee.

The above described property was never used as the primary residence and was for investment purposes only.

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 ___
Improved __X property, known as 3326 Hillsboro Pike (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37215 (Postal Zip)

File No.: 283-18
Warranty Deed Individual LES rev. 06-2018

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 24th day of August, 2018.

Michael P. Tabor
By: Harold W. Clark, Attorney in Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold W. Clark with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Michael P. Tabor and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he executed the foregoing instrument as his free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 24th day of August, 2018

Shannon Philbin
Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019