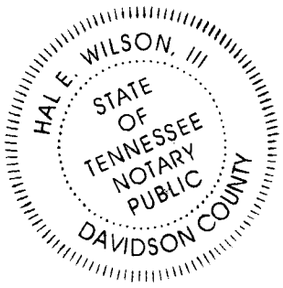
WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 141039 DEEDWARR
09/17/2018 08:44:30 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20180917-0091689



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of September, 2018.

Notary Public
My Commission expires: 7/6/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
A&A Financing, Inc.	SAME	133-15-0-A-049.00CO
3007 Nolensville Road		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Barry T. Hatcher**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **A&A Financing, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit H-5, of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Jackie P. Hatcher and Barry Todd Hatcher, by deed from Finney M. Alvarez and wife, Finette J. Alvarez, on May 6, 1999, of record in Book 11475, page 827, Register's Office for Davidson County, Tennessee. And further conveyed to Jackie P. Hatcher and Barry Todd Hatcher as joint tenants with right of survivorship by Quitclaim Deed of record in Instrument Number 20070629-0078136, said Register's Office. The said Jackie P. Hatcher having died on December 24, 2009 leaving subject property to Barry Todd Hatcher by right of survivorship.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $240.57 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-15-0-A-049.00CO.
- Subject to all matters and restrictions as shown on the Master Deed of record in Book 6111, page 22, and amended in Book 9445, page 492, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8561, page 461, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6548, page 125; Book 8870, page 293; and Instrument Number 20131209-0124879, Register's Office for Davidson County, Tennessee.

This is improved property known as: **320 Welch Road H-5, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 14, 2018.

Barry T. Hatcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barry T. Hatcher** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 14, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY