WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(Al

Karen Y Johnson Davidson County
Batch# 182161 **DEEDWARR**
01/09/2019 03:01:45 PM 2 pgs
Fees: $13.00 Taxes: $1,380.10

20190109-0002466

G-P-18-324

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa Kay Barnett and Karen Barnett	IBERIABANK DBA IBERIABANK MTG	
(NAME)	(NAME)	**104-01-0F-022.00-CO**
324 Sylvan Park Ln.	7465 POPLAR AVE, 2nd FLOOR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	GERMANTOWN, TN 38138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARLENE L. ELLINGER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA KAY BARNETT, A SINGLE WOMAN AND KAREN BARNETT, A MARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 22 of West End Station Condominiums, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Station Condominiums of record in Instrument Number 20070712-0083315, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Darlene L. Ellinger, a single woman by Warranty Deed from Steven M. Ingram, a single man of record in Instrument No. 20170404-0032649, Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 4, 2017.

Darlene L. Ellinger having since married. Christopher M. Parrish joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Station of record in Instrument Number 20070712-0083315, as amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage, Water Mains of record in Instrument Number 20080421-0040206 and Instrument No. 20080505-0046041, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record in Instrument Number 20070425-0049064 and Instrument Number 20080505-0045999, in the Register's Office for Davidson County, Tennessee.
- Easement for Comcast of record in Instrument Number 20081017-0104357, in the Register's Office for Davidson County, Tennessee.
- Charter for West End Station HOA of record in Instrument Number 20080805-0080550, in the Register's Office for Davidson County, Tennessee.

- Easement record in Book 1851, Page 222 and Book 5594, Page 379, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage and Access of record in Instrument Number 20070425-0049073, in the Register's Office for Davidson County, Tennessee.
- Application to combine parcels of record in Instrument Number 20070606-0067812, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20070711-0082529, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20131007-0105196, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **324 Sylvan Park Ln., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF DECEMBER, 2018.

Darlene L. Ellinger

Christopher M. Parrish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARLENE L. ELLINGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER M. PARRISH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212