Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1123

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Conrad and wife, Karen Conrad,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Damon M. Barbieri and Mclean J. Barbieri, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots Nos. 23 & 24 on the plan of Hillsboro Heights, not of record, described together according to survey made by W.B. Southgate, Engineer, May, 1910 as follows:

Beginning on the southerly margin of Hampton Avenue, 200 feet west of the westerly margin of 23rd Avenue South; thence with the southerly margin of Hampton Avenue, westwardly 150 feet to the northeast corner of property conveyed to Lillian G. Ward by deed from Loiette Hampton Hume, et al, of record in Book 998, page 93, Register's Office for said County; thence with Card's easterly line, southwardly 342 feet, more or less, to the northerly line of Lot 34; thence with the northerly line of Lots No. 34 & 35, eastwardly 150 feet to a point 200 feet west of the westerly margin of said 23rd Avenue South; thence northwardly and parallel with the westerly margin of said Avenue, 341.5 feet, more or less, to the beginning.

Being the same property conveyed to David Conrad and wife, Karen Conrad by deed from Thomas A. Gallagher and wife, Kae P. Gallagher, dated June 29th, 2001, of record in Inst. No. 20010919-0101417, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2303 Hampton Avenue, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson Davidson County
Batch# 227685 DEEDWARR
05/09/2019 08:49:42 AM 2 pgs
Fees: $13.00 Taxes: $9,231.50

20190509-0043398

WITNESS THE EXECUTION HEREOF this 7th day of May, 2019.

David Conrad

Karen Conrad

State of Tennessee)
County of Davidson)

On this 7th day of May, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David Conrad and Karen Conrad, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 2,495,000.00.

Affiant

Sworn and subscribed before me on this the 7th day of May, 2019.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Damon M. Barbieri 2303 Hampton Avenue Nashville, TN 37215	New Owner	117-06-0-089.00