# WARRANTY DEED

Karen Johnson Davidson County
Batch# 233186 DEEDWARR
05/22/2019 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190522-0048452

W-VRES-19-3000-323

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-28-22 (AFFIX SEAL)

TONI-LEE CRAWLEY NOTARY PUBLIC STATE OF TENNESSEE

**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) |
|---|---|---|
| **Jeffrey Scott Barnett and Claire Elizabeth Barnett** | **Jeffrey Scott Barnett and Claire Elizabeth Barnett** | |
| (NAME) **12914 Central Pike** | (NAME) **12914 Central Pike** | **104-02-4B-323.00-CO** |
| (ADDRESS) **Mt. Juliet, TN 37122** | (ADDRESS) **Mt. Juliet, TN 37122** | |
| (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, **SANDRA B. GREENE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY SCOTT BARNETT AND CLAIRE ELIZABETH BARNETT, CO-TRUSTEES OF THE BARNETT FAMILTY TRUST, DATED OCTOBER 23, 2018,** 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. 323 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is et out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313, 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 "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being the same property conveyed to Sandra B. Greene, unmarried by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee Corporation of record in Instrument No. 20070926-0114820 Register's Office for Davidson County, Tennessee, dated September 21, 2007 and recorded on September 26, 2007.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20060801-0093560, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Bristol West End of record in Instrument Number 20070503-0053313, amended in Instrument Number 20070629-0077729, Instrument Number 20081016-0104201, Instrument Number 20101130-0095113 and Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20190318-0024128 and Instrument No. 20181214-0121640, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050105-0001970, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement or Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
- Temporary Easement Deed of record in Instrument Number 20060320-0031877 and re-recorded in Instrument No. 20060405-0039176, in the Register's Office for Davidson County, Tennessee.
- Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No.

BL2000-476 of record in The Metropolitan Clerk'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: **3000 Vanderbilt Place, Apt 323, Nashville, Tennessee 37212**.

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 21st DAY OF MAY, 2019.

Sandra B. Greene by Crystal Marie Hutton, Attorney in Fact
Sandra B. Greene by Crystal Marie Hutton,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRYSTAL MARIE HUTTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SANDRA B. GREENE, and who acknowledged he/she/they executed the same as the free act and deed of the said SANDRA B. GREENE.

Witness my hand and official seal, this the 21st of May, 2019.

Notary Public
My Commission Expires: 11/8/21
(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

# ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY