WARRANTY DEED

Karen Johnson Davidson County
Batch# 234138 **DEEDWARR**
05/23/2019 11:49:24 AM 2 pgs
Fees: $13.00 Taxes: $872.83

20190523-0048977

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/21/2020
(AFFIX SEAL)

COURTLEY ALLBERT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON My Comm. Expires 07/21/2020

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Hendrickson 2310 Elliott Avenue Apt. 611 Nashville, TN 37204		105-14-0C-611.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Christopher R. Barfield, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto David Hendrickson, a single man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 611 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0 I I 0745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christopher R. Barfield by Warranty Deed dated 04/28/2014 from Colleen Long, unmarried, of record in Instrument 201404290035976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2310 Elliott Avenue Apt. 611, Nashville, TN 37204

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 my/our hand(s) this the 15th day of May, 2019.

Christopher R. Barfield

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Christopher R. Barfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2019.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)

- LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE -