Karen Johnson Davidson County
Batch# 260317 DEEDWARR
07/22/2019 11:52:30 AM 6 pgs
Fees: $33.00 Taxes: $943.50
20190722-0071676

THIS INSTRUMENT PREPARED BY:
Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Matthew M. Foster
2215 Yeaman Pl., Apt. 216
Nashville, TN 37206

SEND TAX BILLS TO
Pinnacle Bank
4403 Elvis Presley Blvd
Memphis TN 38116

MAP/PARCEL
082150A02800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN J. BARNES, ADMINISTRATOR OF THE ESTATE OF JOHN A. BARNES, JOHN J. BARNES, JEAN BARNES, SARAH A. BALTZ, AND JACOB R. BARNES, HEIRS AT LAW TO THE ESTATE OF JOHN A. BARNES** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **MATTHEW M. FOSTER, SINGLE MAN** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 18th day of July, 2019.

John J. Barnes, Administrator to the Estate of John A. Barnes

John J. Barnes, Heir at Law to the Estate of John A. Barnes

Jean Barnes

Jean Barnes, Heir at Law to the Estate of John A. Barnes

Sarah Baltz

Sarah A. Baltz, Heir at Law to the Estate of John A. Barnes

Jacob R. Barnes, Heir at Law to the Estate of John A. Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **JOHN J. BARNES, AS ADMINISTRATOR AND HEIR AT LAW TO THE ESTATE OF JOHN A. BARNES, JEAN BARNES, AND SARAH A. BALTZ AS HEIRS AT LAW TO THE ESTATE OF JOHN A. BARNES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 18th day of July, 2019.

Tricia Ball

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF COLORADO)
COUNTY OF _____)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared **JACOB R. BARNES, HEIR AT LAW TO THE ESTATE OF JOHN A. BARNES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this _____ day of July, 2019.

Notary Public

My Commission Expires: _____

201907220071676

Jean Barnes, Heir at Law to the Estate of John A. Barnes

Sarah A. Baltz, Heir at Law to the Estate of John A. Barnes

Jacob R. Barnes, Heir at Law to the Estate of John A. Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared **JOHN J. BARNES, AS ADMINISTRATOR AND HEIR AT LAW TO THE ESTATE OF JOHN A. BARNES, JEAN BARNES, AND SARAH A. BALTZ AS HEIRS AT LAW TO THE ESTATE OF JOHN A. BARNES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this _____day of July, 2019.

Notary Public

My Commission Expires: _____

STATE OF COLORADO)
COUNTY OF Larimer)

Before me, Savannah Chaffee, a Notary Public of the State and County aforesaid, personally appeared **JACOB R. BARNES, HEIR AT LAW TO THE ESTATE OF JOHN A. BARNES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at ~~Nashville, TN~~ Fort Collins CO, this 18th day of July, 2019.

SC
JB

Savannah Chaffee
Notary Public

My Commission Expires: May 19, 2021

SAVANNAH CHAFFEE
Notary Public – State of Colorado
Notary ID 20174021425
My Commission Expires May 19, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$255,000.00.**

Sworn to and subscribed before me this 19th day of July, 2019.

Notary Public

My Commission Expires: 1/5/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 216 and Parking Space 77, Storage Unit 4G, 5TH AND MAIN Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, and 20161222-0134731, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to JOHN A. BARNES, A SINGLE MAN AND JOHN J. BARNES, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from VTH 5TH MAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20120703-0058374, dated June 28, 2012, said Register's Office. Being further conveyed to JOHN A. BARNES, A SINGLE MAN, by quitclaim deed from JOHN J. BARNES, A MARRIED MAN, of record in Instrument No. 20150317-0022683, dated March 9, 2015, said Register's Office. The said John A. Barnes having since died intestate on or about March 13, 2019 leaving said property the HEIRS AT LAW OF JOHN A. BARNES. For further reference see Affidavits of Heirship of record in Instrument No. _201907220071674_____ and Instrument No. ___201907220071675_____, said Register's Office.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM