Return to: 342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621230

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,290,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2019.

Notary Public
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

Karen Johnson Davidson County
Batch# 260359 DEEDWARR
07/22/2019 01:30:50 PM 2 pgs
Fees: $13.00 Taxes: $4,773.00

20190722-0071725

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allen Arender and Laura Arender 709 Cantrell Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 117 01 0 049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Damon M. Barbieri and McLean J. Barbieri, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen Arender and Laura Arender, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being the Southerly 80 feet of Lot No. 4 of Block "H" on the Plan of W.M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for said County.

Said part of said Lot No. 4 fronts 80 feet on the Westerly side of Cantrell Avenue and runs back between parallel lines, with the Northerly margin of an alley 221¼ feet to an alley in the rear.

Being the same property conveyed to McLean J. Barbieri and Damon M. Barbieri, husband and wife by Warranty Deed from Eli J. Richardson and spouse, Erin M. Richardson, recorded on the 10th day of June, 2015 in Instrument No. 20150610-0054615, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.M. CANTRELL'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 85.
Use of Ally as set forth in instrument recorded in Book 5869, Page 216.

This is improved property located at 709 Cantrell Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2019.

Damon M. Barbieri by McLean J Barbieri, attorney-in-fact

Damon M. Barbieri
McLean J. Barbieri, Attorney in Fact

McLean J. Barbieri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, McLean J. Barbieri, 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, and who further acknowledged that she is the Attorney-in-Fact for Damon M. Barbieri and that she is authorized by Damon M. Barbieri to execute this instrument on his behalf.

WITNESS my hand, at office, this 12th day of July, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022