WARRANTY DEED

Karen Johnson Davidson County
Batch# 345154 DEEDWARR
01/17/2020 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20200117-0006435

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/13/2023

(AFFIX SEAL)

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Lester Barrett and Tina Marie Barrett	Loandepot.com	
(NAME)	(NAME)	
2603 Lehigh Drive	2550 Commercentre Drive, Suite 100	092020F00700CO
(ADDRESS)	(ADDRESS)	
Austin, TX 78723	Lake Forest, CA 92630	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **The Heritage at Jefferson LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mario Lester Barrett and Tina Marie Barrett, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of The Heritage at Jefferson, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 201612020126840, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Heritage at Jefferson LLC, a Tennessee limited liability company by Warranty Deed from Donald Day and wife, Carol Brunson Day of record in Instrument No. 20160223-0017138, Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 23, 2016. (Value of consideration shown in aforementioned deed $530,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 421, Page 90, Instrument Number 20161202-0126840 and amended recorded in Instrument Number 201905100044214, Instrument Number 20170316-0025756, Instrument Number 20160825-0088927, Book 421, Page 90, Book 4123, Page 291, Book 4148, Page 595, and Book 4152, Page 153, in Instrument Number 20150605-0053107, in the Register's Office for Davidson County, Tennessee. Lack of direct access to Interstate I-40, a limited access highway. Subject to rights of others in and to the common areas and/or elements.and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2410 Meharry Blvd #3 Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 15th day of January, 2020.

The Heritage at Jefferson, LLC

Titus Young Real Estate, LLC, Member of The

Heritage At Jefferson, LLC

Dwayne Wootson, Manager of Titus Young Real Estate, LLC

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dwayne Wootson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be manager of Titus Young Real Estate, LLC a member of The Heritage at Jefferson, LLC the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

WITNESS my hand and official seal at office this 15th day of January, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21