WARRANTY DEED

Karen Johnson Davidson County
Batch# 366554 DEEDWARR
03/04/2020 10:44:51 AM 2 pgs
Fees: $13.00 Taxes: $1,324.23

20200304-0023856

J-BR-20-2707B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Conner Breckenridge Barnes **Susan McKinney Barnes**	**InterLinc Mortgage Services, LLC**	
(NAME) **2707 B Meharry Blvd**	(NAME) **10613 W. Sam Houston Pkwy N., Suite 200**	**092-02-0I-002.00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Houston, TX 77064**	
(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, **BRITE SOLUTIONS, INC., A TENNESSEE CORPORATION AND SOUTHERN LEGACY HOMES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNER BRECKENRIDGE BARNES, AN UNMARRIED MAN AND SUSAN MCKINNEY BARNES, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land situated in Davidson County, Tennessee, being Unit No. 2707B, as established in Declaration of Covenants, Conditions and Restrictions for 2707 Meharry Blvd Residences of record at Instrument No. 20180402-0030306, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Brite Solutions Inc., a Tennessee Corporation and Southern Legacy Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Brite Solutions Inc., a Tennessee Corporation of record in Instrument No. 20180723-0071747 Register's Office for Davidson County, Tennessee, dated July 11, 2018 and recorded on July 23, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180402-0030306, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for 2707 Meharry Blvd Residences of record in Instrument Number 20180412-0034586, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of way of record in Instrument Number 20180413-0035205, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2707 B Meharry Blvd, Nashville, Tennessee 37208**.

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 28 DAY OF FEBRUARY, 2020.

Brite Solutions, Inc., A Tennessee Corporation

BY:_____
John Gleaves
Authorized Agent

Southern Legacy Homes, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of BRITE SOLUTIONS, INC., A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 28th of February, 2020.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SOUTHERN LEGACY HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of February, 2020.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212