

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **TEN DOLLARS**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF **February, 2020**.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cleveland D. Bain, Esq., West Nashville Law Group, 4800 Charlotte Avenue, Nashville, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS REQUESTED NOR PERFORMED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Barnes Properties, LLC	**SAME**	**Part of 26-152**
(NAME) **393 Harding Place, Suite 205**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 385627 **DEEDQC**
04/14/2020 01:16:51 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20200414-0038975

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DAVID BARNES**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID R. BARNES PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 16 as shown on the Final Plat, Northcreek Commons, Section Twelve, Lot Sixteen, of record in Instrument No. 20050217-0018331 in Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Armed Services Mutual Benefit Association, an unincorporated association, by Deed from North Creek Associates, Ltd., LLC, L.P., a Tennessee limited partnership of record in Instrument No. 20030819-0120310 in the Register's Office for Davidson County, Tennessee.

This being the same property conveyed to David R. Barnes from Armed Services Mutual Benefit Association, an unincorporated association, by Special Warranty Deed of record in Instrument No. 20050225-0021109 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record. See attached Exhibit A.

This is unimproved property known as: **885 Conference Drive, Goodlettsville, Tennessee 37072.**

IN WITNESS WHEROF, our hand(s) this 4th day of February, 2020.

David Barnes, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David R. Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 4th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: May 2, 2022

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit A

1. City of Goodlettsville Taxes and Davidson County Taxes and assessments for 2005, which have been prorated by the parties and will be paid by Grantor; 2006 and subsequent City and County taxes will be assumed by Grantee;

2. All matters appearing on Plan of record in Book 9700, page 32, Register's office for Davidson County, Tennessee;

3. All matters appearing on Plan of record as Instrument No 20020905-0107680 in said Register's Office; and

4. Declaration of Covenants, Conditions and Restrictions, including but not limited to, easements, assessments, special assessments, charges for liens contained in and instrument of record in Book 7118, page 938, as amended of record in Book 7245, page 958, Book 8195, page 337 and Book 9780, page 183, Register's Office for Davidson County, Tennessee;

5. Easement for slopes and working area of record as Instrument No. 20001214-0122977, Register's Office for Davidson County, Tennessee;

6. Declaration of Easements of record as Instrument No. 20020909-0109280, Register's Office for Davidson County, Tennessee;

7. Easement granted to American Telephone and Telegraph Company of record in Book 4151, page 62, in said Register's Office;

8. Charter of North Creek Commons Owner's Association of record in Book 7250, page 312, Register's Office for Davidson County, Tennessee;

9. Final Plat, Northcreek Commons, Section Twelve, Lot Sixteen, of record in Instrument No. 20050217-0018331 in the Register's Office for Davidson County, Tennessee, shows a 60 ft. minimum building setback line form the northerly and southerly side lines; a Detention Basin, Utility and Drainage Easement, public utility easement and minimum building setback line from the easterly back line; a 10 ft. public utility and drainage easement and an additional 10ft. temporary easement along Conference Drive; location of proposed 24 in. water line along Conference Drive, and an Owner's Certificate; and

10. Matters shown on ALTA/ACSM Land Title Survey, North Creek Associates, Ltd., Conference Drive & North Creek Boulevard, dated July 17, 2003, David A. Johnson, Tenn. R.L.S. No 1352, Job No. 77-263, and Surveyor's Report dated July 15, 2003; and

11. Any and all zoning regulations, setback lines if any, easements and rights of way for public utilities that may be applicable to this property.