THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210434349**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $810,000.00. Melissa D. Harris Affiant Subscribed and sworn to before me, this 7th day of May, 2021. Notary Public My Commission Expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 633057 DEEDWARR
05/11/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20210511-0063265

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven J. Bares and Madge Bares 5420 Camelot Road Brentwood TN 37027	new owner	Tax Parcel ID No. 159-02-0-010.00

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, **Elaine Ganick, Trustee of the Ganick Revocable Living Trust, dated January 13, 2003,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven J. Bares and Madge Bares, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section Two, Camelot Acres of record in Plat Book 3700, Page 151, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 15 fronts 163.0 feet on the easterly margin of Camelot Road and extends back 273.03 feet on the northerly line and 282.0 feet on the southerly line to a line in the rear which measures 172.6 feet thereon.

Being the same property conveyed to The Ganick Revocable Living Trust by Quitclaim deed from Elaine Ganick of record in Instrument No. 20051207-0147431 Register's Office for Davidson County, Tennessee, dated November 03, 2005 and recorded on December 07, 2005.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3700, Page 151, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4193, Page 144, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Sanitary Sewer and or Storm Drainage Easement of record in Book 7838, Page 587, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5420 Camelot Road Brentwood TN 37027

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 7th day of May, 2021.

The Ganick Revocable Living Trust

Elaine Ganick, Trustee

By: Elaine Ganick, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elaine Ganick, Trustee of the Ganick Revocable Living Trust, dated January 13, 2003., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Ganick Revocable Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

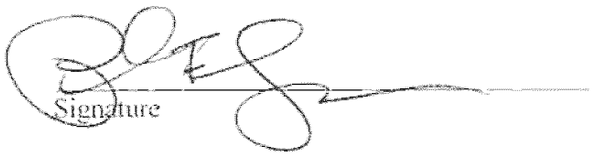
Witness my hand, at office, this 7th day of May, 2021.

Notary Public
My Commission Expires:



True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

