Karen Johnson Davidson County
Batch# 888263 DEEDWARR
07/13/2022 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20220713-0080654

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-9050-2022

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Amanda Allen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2022.

Julie Bailey
NOTARY PUBLIC

My commission expires: 9-2-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Denney 6411 Charlotte Road Circle Unit 107 Nashville, TN 37209	CapStar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	102-04-0C-007-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHT THOUSAND AND 00/100 Dollars ($308,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged: the undersigned, **CHRISTOPHER BARFIELD A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL DENNEY, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 107 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Flats at West Meade, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Flats at West Meade, a Condominium Development, of record in Instrument No. 20191029-0111038, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of Flats at West Meade, a Condominium Development, for placement of Units, as shown on Exhibits "C-1" and "C-2" to the Declaration of record in Instrument No. 20191029-0111038, amended in Instrument No. 20201008-0117351, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christopher Barfield, a single man, from Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated October 30, 2020 and recorded November 2, 2020 in Instrument #20201102-0127561, said Register's Office.

Being the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, from Wayne Greer by Warranty Deed dated August 12, 2019 and recorded August 13, 2019 in Instrument #20190813-0080510, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 6411 Charlotte Road Circle, Unit 107, Nashville, TN 37209

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of July, 2022

GRANTOR(S) Christopher Barfield by Angela Pickney Deal, his Attorney-In-Fact

Christopher Barfield by Angela Pickney Deal, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Angela Pickney Deal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Christopher R. Barfield and that she is authorized by Christopher R. Barfield to execute this instrument on his behalf.

WITNESS my hand and seal, this the 12th day of July, 2022.

Notary Public

LEE E. CRAWFORD
Printed Notary Name

My commission expires: 11/6/2023

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 13, 2022 ____ (date of document).

Affiant Signature

July 13, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

NOTARY'S SEAL