13430 35225

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/08 16:23 3 pgs
Fees:18.00 Taxes:666.00
20080902-0089915

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/16/11

(AFFIX SEAL)

REGINA MOORE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
All-Star Title, Inc., 3530 Central Pike, Ste 102A, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Pierce and Jason E. McNeal	Primary Residental Mortgage Corp.	**173040A08400CO**
(NAME)	(NAME)	
412 Barkley Court	325 Plus Park Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4224	Nashville, TN 37217	
(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, WE,

Jason Badyrka an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert M. Pierce and Jason E. McNeal , unmarried persons as joint tenants with right of survivorship
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 84, Phase 1, Oak Highlands Subdivision, as shown by plat of record in Plat Book 6900, Page 431, 432, 433, 434, and 435 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jason Badyrka, an unmarried man by deed from Sirva Relocation Credit, LLC of record in Instrument 200601200007756 on 01/13/2006 and filed for record on 01/20/2006, Register's Office for DAVIDSON County.

unimproved ☐
This is improved ☒ property, known as **412 Barkley Court, Antioch, TN 37013-4224**
(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 **29th** day of **August, 2008.**

Jason Badyrka

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, a Notary Public of said County and State, **Jason Badyrka** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **August 29, 2008**

Notary Public



MY COMMISSION EXPIRES
DECEMBER 27, 2010

JSB

I, Philip Ellis, 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 Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY