File No. 210110447

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20100082292 DEEDWARR
Recvd: 12/30/10 13:13 2 pgs
Fees:13.00 Taxes:547.23
20101230-0103980

STATE OF: Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2010.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael L. Barker (NAME) | Franklin American Mortgage Company (NAME) | |
| 204 Hurst Drive (ADDRESS) | 501 Corporate Centre Drive Suite 400 (ADDRESS) | MAP/PARCEL 05306001700 |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (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 considerations, the receipt of which is hereby acknowledged, **I, Howard Keith Slagle, an unmarried man**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Michael L. Barker and Andrea D. Barker, husband and wife**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 41, on the plan of Section Two Fairway View, of record in Plat Book 2900, Page 100, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to HOWARD KEITH SLAGLE AND WIFE, NELLIE MAI S. SLAGLE by Deed from CRAFTON A. WILSON AND WIFE, MARY R. WILSON, dated 02/28/1964 and filed for record on 03/06/1964 in Book 3702, Page 485, Register's Office for DAVIDSON County, Tennessee.

The said Nellie Mai S. Slagle has since died vesting title solely in Howard Keith Slagle as the surviving tenant by the entirety.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 204 Hurst Drive, Old Hickory, TN 37138
(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 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 hand this 29 day of December, 2010.

Howard Keith Slagle by Connie Jean Webb atty in fact

Howard Keith Slagle by Connie Jean Webb atty in fact

STATE OF VIRGINIA
COUNTY OF Franklin

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Connie Jean Webb, 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 in, pursuant to Power of Attorney of record in Instrument No. 20101221-0101319, Registers Office for Davidson, the Attorney-In-Fact of Howard Keith Slagle (herein called 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 as the free act and deed of the Maker on this 29 day of December, 2010.

My Commission Expires:. 12/31/2013

Jessica R Gardner
, Notary Public.

File Number: 210110447
**RETURN TO:**
Stewart Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

JESSICA LEIGH RUSSELL
NOTARY PUBLIC
REG. #7252282
MY COMMISSION EXPIRES
12/31/2013
COMMONWEALTH OF VIRGINIA

Commissioned as
Jessica Leigh Russell