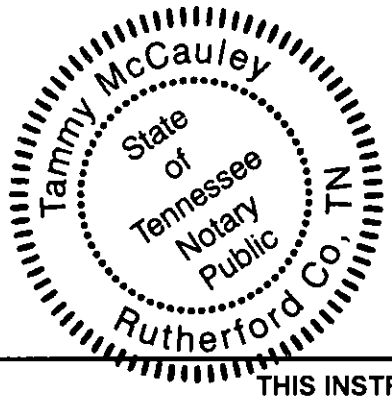
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$125,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-19-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Barnes	Guaranty Trust Company	07305012300
(NAME)	(NAME)	
2314 Shadow Lane	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110027600 DEEDWARR
Recvd: 05/09/11 14:09 2 pgs
Fees:13.00 Taxes:462.50

20110509-0035522

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, **Amy Wooten, Unmarried (f/k/a Amy Thomas)**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ryan Barnes, Unmarried and Katy Miller, Unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 22, RIVERWOOD HEIGHTS SUBDIVISION, of record in Plat Book 1835, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Thomas by Deed from B & T Building Group, LLC, a Tennessee limited liability company, dated 02/10/2006 and filed for record on 02/22/2006 in Instrument No. 20060222-0020548, Register's Office for Davidson County, Tennessee.

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

The said Amy Wooten being one and the same as Amy Thomas.

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 2314 Shadow Lane, Nashville, TN 37216
(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/or 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/or 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 5th day of May, 2011.

Amy Wooten

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Wooten, Unmarried (f/k/a Amy Thomas), the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of May, 2011.

Notary Public

My Commission Expires: 10-19-13

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167