WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/11 09:53 3 pgs
Fees:18.00 Taxes:740.00
20110711-0052722

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of **June, 2011**

Notary Public

MY COMMISSION EXPIRES: May 16 2015
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Barnett and Lindsay Barnett	Fifth Third Mtg	126160A06400CO
(NAME) 6665 Valley Park Drive	(NAME) 5001 Kingsley Dr	
(ADDRESS) Nashville, TN	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Stuart Duane Ericson, a married person,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael Barnett and Lindsay Barnett, husband and wife,,** 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:

Land in Davidson County, Tennessee, being Lot No. 64 on the Final Plat of Riverwalk, Phase 1-A, Section 1 and Phase 1-B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stuart Duane Ericson by Warranty Deed from Mark S. Meyer and wife, Jennifer S. Meyer, dated June 12, 2008 and filed of record in Instrument Number 20080613-0060873, Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 6665 Valley Park Drive, Nashville, TN

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, has 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 our hands this **28th** day of **June, 2011**

Stuart Duane Ericson

STATE OF OKLAHOMA
COUNTY OF TULSA

Personally appeared before me, the undersigned authority, **Stuart Duane Ericson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **June, 2011**

Notary Public #01017626

My commission expires: 11/20/2013

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

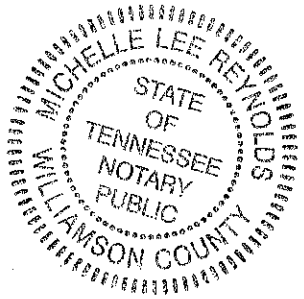
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015