Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20120044657 DEEDWARR
Recvd: 06/18/12 09:41 2 pgs
Fees:13.00 Taxes:776.63
20120618-0053039

04-1204-54312

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Will Amson
The actual consideration or value, whichever is greater, for this transfer is $209,900.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2012.

Notary Public
My commission expires: ~~11/22/14~~ 3/4/13

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen M. Engstrom	SunTrust Mortgage Inc.	172-12-0-B 378.00 CO
3465 Cobble Street	1001 Semmes Ave. RVW-5093	
Nashville TN 37211	Richmond VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Victor D. Barnes and Danielle W. Barnes, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen M. Engstrom, hereinafter called the Grantees, their successors 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. 531, on the Plan of Bradford Hills, Section Seventeen, of record in Plat Book 7900, Page 976, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victor D. Barnes and Danielle W. Barnes, husband and wife, by deed from James C. Wardrop, Jr. and wife, Teresa A. Wardrop, dated August 30, 2002 and recorded September 10, 2002, of record in Instrument No. 20020910-0109446, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3465 Cobble Street, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of June, 2012.

Victor D. Barnes

Danielle W. Barnes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Victor D. Barnes and Danielle W. Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 14th day of June, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

