GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20130004904 DEEDWARR
Recvd: 01/17/13 13:29 2 pgs
Fees:13.00 Taxes:1313.50
20130117-0005792

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN122528

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Linda Turner Kay
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2013.

Jonna Hall
NOTARY PUBLIC

My commission expires: 9-22-2015

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig J. Barnette 6460 Lickton Pike Goodlettsville, TN 37072	Wells Fargo Bank, N.A. 101 North Phillips Ave. Sioux Falls, SD 57104	01200018000

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Five Thousand and 00/100 Dollars ($355,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JOSHUA BLACK AND WIFE, RACHAEL BLACK**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **CRAIG J. BARNETTE, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, Tennessee and described as follows;

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of the Leo Curtis Greer Jr. Property of record in Plat Book 7900, page 320, Register's Office for Davidson County, Tennessee more particularly described as follows to wit:

BEGINNING at an iron pin on the northerly margin of Lickton Pike a corner to the property conveyed to Dawn Guthrie Brooks of record in Deed Book 8137 page 499, Register's Office for Davidson County, Tennessee;

THENCE with said margin of said pike, south 73 degrees 44 minutes 31 seconds west, 50.49 feet to an iron pin, a corner to Tract 4 on said plan:

THENCE leaving Lickton Pike, with the line of Tract 4, north 24 degrees 17 minutes 07 seconds west 719.64 feet to an iron pin;

THENCE north 67 degrees 50 minutes 24 seconds east, 153.52 feet to an iron pin;

THENCE north 22 degrees 14 minutes 25 seconds west, 707.57 feet to an iron pin;

THENCE north 86 degrees 22 minutes 18 seconds east, 202.62 feet to an iron pin;

THENCE south 31 degrees 21 minutes 20 seconds east, 692.31 feet to an iron pin;

THENCE south 64 degrees 13 minutes 58 seconds west, 155.11 feet to an iron pin;

THENCE south 67 degrees 50 minutes 24 seconds west, 248.59 feet to an iron pin;

THENCE south 24 degrees 17 minutes 07 seconds east 674.80 feet to the point of beginning.

Being the same property conveyed to Joshua and Rachael Black,, by Warranty Deed from Island Source II, LLC, dated 2/13/2009, recorded 3/4/2009, of record in Instrument 20090304-0019335, in the Register's Office for Davidson County, Tennessee, as corrected by Instrument for Correction of Warranty Deed of record in Instrument No. 20130117000579, said Register's Office.

This is improved property more commonly known as 6460 Lickton Pike, Goodlettsville, TN 37072.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated and the payment of which being assumed by the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of January, 2013.

JOSHUA BLACK

RACHAEL BLACK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Joshua Black and Rachael Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15TH day of January, 2013.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My commission expires: 12/23/2014