BILL GARRETT, Davidson County
Trans:T20130067281 DEEDWARR
Recvd: 08/06/13 10:17 2 pgs
Fees:13.00 Taxes:481.00
20130806-0082112

Send Tax Statements To
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Andrew L. Barriger
7453 Maggie Drive
Antioch, TN 37013

From Information Furnished By

Map and Parcel 182-06-0A-136.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **TIESHIA E. BURKS, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **ANDREW L. BARRIGER AND AMIE R. BARRIGER, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 132, on the plan of Final Plat of Old Hickory Hills Section One Phase Two, according to plat and survey appearing of record in Instrument Number 20030623-0086188, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Tieshia E. Burks, unmarried, by deed from Melinda Kelchner, dated August 26, 2011, appearing of record in Instrument Number 20110906-0068788, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20020116-0006750; Charter for Old Hickory Hills of record in Instrument Number 20020123-0009417; Storm Waterline Easement of record in Book Detention Agreement of record in Instrument Number 20010306-0021333; Sanitary Sewer and/or Drainage Easement of record in Instrument Number 20001030-0107214; Easement granted to United Telephone Company of record in Instrument Number 20020123-0009339; Storm Water Detention Agreement of record in Instrument Number 20030226-0025749; Rights of Adjoining Owners of record in Book 6013, page 187; Boundary Plat of record in Plat Book 11190, page 65;; and to any and all matters shown on said plat and survey of record in Instrument Number 20030623-0086188; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ANDREW L. BARRIGER AND AMIE R. BARRIGER, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 1st day of August, 2013.

Tieshia E. Burks

Tieshia E. Burks

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Tieshia E. Burks,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 1 day of August, 2013.

Taree L. Russell

NOTARY PUBLIC
My Commission Expires: 1/24/17

TAREE L RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Jodi Jackson

AFFIANT

SWORN to and subscribed before me,
this 1st day of August, 2013.

Taree L. Russell

NOTARY PUBLIC
My Commission Expires: 1/24/17

TAREE L RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD

Notary Public
acts to Jodi Jackson
Exp. 11/3/15

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON