File-G-25300-8

Box 14

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $232,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August 2013.

Notary Public
My commission expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

BILL GARRETT, Davidson County
Trans:T20130076711 DEEDWARR
Recvd: 09/05/13 08:59 2 pgs
Fees:13.00 Taxes:858.40
20130905-0093495

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Ward 3133 Barnes Bend Drive Antioch TN 37013	Pinnacle Bank 150 3rd Ave, South Suite 900 Nashville, TN 37201	173-100A-89

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brian Roland and wife Krista Roland hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Eric Ward and wife Lauren Ward hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 65 on the plan of Final Plat of Section One of Barnes Bend Estates Phase 2, of record in Instrument No. 20060914-0114185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Brian Roland by deed from Jones Company of Tennesee, L.L.C. of record in Instrument No. 20070508-0055241 Register's Office for Davidson County, Tennessee. Brian Roland having conveyed an interest to create tenant by the entireties to Brian Roland and wife Krista Roland by deed of record in Instrument No. 20121002-0089862 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20050524, page 0058309,and in any allied instruments(s) referred to in said restrictions. 3) All matters appearing on plan of Barnes Bend Estates of record in Book 20060914 Page 0114185, Register's Office for Davidson County, Tennessee 4) Easement for ingress and egress as set forth in instrument recorded in Book 5385 Page 986 5) Easement for Public Right of Way as set forth in instrument recorded in Book 5215 Page 482.

This property is improved property known as 3133 Barnes Bend Drive, Antioch, Tennessee 37013

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 22nd day of August, 2013.

Brian Roland

Krista Roland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Roland and Krista Roland, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 22nd day of August, 2013.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07842

Amy Cross Nance
State of Tennessee Notary Public
Williamson County