| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2013.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-9-16<br>(AFFIX SEAL) |

JAMES A. WAGONER NOTARY PUBLIC STATE OF TENNESSEE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Samuel Barnes | Peoples Home Equity | MAP 119-15 |
| 116 Neese Dr. | 5205 MARYLAND WAY #100 | PARCEL 140 |
| Nashville, TN 37211 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Rodney Killion** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Barnes** HEREINAFTER CALLED THE GRANTEE, HIS 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. 23 on the Plan of Neese Heights, a Resubdivision of Lots 1 and 2 in the Subdivision of Bettie Smith Lands of record in Plat Book 1424, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodney Killion, a single person by Deed from Deutsche Bank National Trust Company as Trustee for the Holders of GSAMP Trust 2004-AR1 Mortgage Pass-Through Certificates, Series 2004-AR1 of record at Instrument No. 20080131-0009966, Register's Office for Davidson County, Tennessee, dated December 7, 2007 and recorded on January 31, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is

IMPROVED property known as **116 Neese Dr., Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20130084779 DEEDWARR
Recvd: 10/01/13 14:02 2 pgs
Fees:13.00 Taxes:351.13
20131001-0102985

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, have 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 my hand this the 27th day of September, 2013.

Rodney Killion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rodney Killion** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of September, 2013.

My Commission expires: 1-4-16

JAMES A. [illegible]NTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON [illegible]

Notary Public