RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-1845

BILL GARRETT, Davidson County
Trans:T20130100465 DEEDWARR
Recvd: 11/27/13 11:07 2 pgs
Fees:13.00 Taxes:806.60
20131127-0121766

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$218,000.00**.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2013.

Notary Public

My commission expires: 5/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew Bostaph	SunTrust Mortgage Inc.	**Map 098-05-0-A Parcel 058-00CO**
741 Hallcrest Court	901 Semmes Ave.	
Hermitage, Tennessee 37076	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael Barger and Laura Barger, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Bostaph

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 22, on the Plan of Hampton Hall, Section Two, a Planned Unit Development, of record in Book 9700, Page 662, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael Barger and Laura Barger, husband and wife, by Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, dated April 19, 2001, of record in Instrument No. 20010425-0040928, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 9700, Page 662, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Boundary Plat in Book 9700, Page 216, Register's Office for Davidson County, Tennessee;

3) Stormwater Detention Agreements of record in Book 10548, Page 114 and Book 11367, Page 156, Register's Office for Davidson County, Tennessee;

4) Conveyance of common area to Hampton Hall Homeowners Association, Inc., of record in Book 11577, Page 620, Register's Office for Davidson County, Tennessee;

5) Declaration of Covenants, Conditions and Restrictions of Hampton Hall n/k/a Villages of Hampton Hall, of record in Book 10278, Page 257, and supplemental in Book 10301, Page 184, and amended in Book 10444, Page 460, and Book 10640, Page 947, and supplemental for Section 2 in Book 10956, Page 520, Register's Office for Davidson County, Tennessee;

6) Charter of Villages of Hampton Hall Homeowners' Association, Inc. of record in Book 10290, Page 261, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **741 Hallcrest Court, Hermitage, Tennessee 37076**

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 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/our hand(s) this **22nd** day of **November, 2013.**

Michael Barger

Laura Barger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael Barger and Laura Barger,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **November, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY