Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Steven W Barker
Affiant

Subscribed and sworn to before me, this 26th day of November, 2013.

Notary Public
My commission expires: 8.14.17

06-1310-75387

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven W. Barker	Mortgage Investors Group	064-12-0-A-516.00-CO
516 Knapp Farm Dr.	8320 E Walker Springs Ln ste 200	
Hermitage TN 37076	Knoxville, Tn 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Douglas A. Barnett**, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven W. Barker**, an unmarried man hereinafter called the Grantees, their successors 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 Unit No. 516, on the Plan of Fox Run, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as established by the Master Deed of record in Book 5513, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, and as shown on the plan of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas A. Barnett and wife, Dalene K. Barnett by deed from Oliver C. Dady, Jr. and wife, Mildred R. Dady, dated September 23, 1993, recorded October 5, 1993, of record in Book 9104, Page 700, re-recorded in Book 9591, Page 632, Register's Office for Davidson County, Tennessee. The said Dalene K. Barnett having since died March 3, 2012, leaving Douglas A. Barnett her sole surviving spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 516 Knapp Farm Dr., Hermitage, TN 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130100989 DEEDWARR
Recvd: 12/02/13 12:59 2 pgs
Fees:13.00 Taxes:488.40
20131202-0122395

WITNESS my hand this 26th day of November, 2013.

Douglas A. Barnett

Douglas A. Barnett

STATE OF PA
COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Douglas A. Barnett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Erie, PA., this 26th day of November, 2013.

Allee Hammer
Notary Public

My Commission expires : 3-20-17

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Allee Hammer, Notary Public
City of Erie, Erie County
My Commission Expires March 20, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES