NEW OWNER:

MARY R. THOMPSON
705 FREDA VILLA
MADISON, TN 37115

SEND TAX BILLS TO:

PINNACLE BANK
P.O. BOX 331678
MURFREESBORO, TN 37133

Map & Parcel No.: 05110001700

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-1022

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 12/31/13 10:57 4 pgs
Fees:23.00 Taxes:795.50
20131231-0131148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PHILLIP D. BARNES and KIM A. BARNES,** husband and wife, ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARY R. THOMPSON**, an unmarried woman, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 34 on the Plan of Oakland Acres, Section 4, as shown on the plat of the same of record in Plat Book 2133, Page 19, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to PHILLIP D. BARNES and KIM A. BARNES, husband and wife, by Warranty Deed from Patsy R. Cline, unmarried, dated February 26, 2010, and of record in Instrument No. 20100308-0017588, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 705 FREDA VILLA, MADISON, TN 37115.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01308-18534

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 19, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on January 1, 2014 at 4:00 p.m. CST.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of December, 2013.

PHILLIP D. BARNES

KIM A. BARNES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PHILLIP D. BARNES and KIM A. BARNES**, 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 office this 30th day of December, 2013.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00** .

Linda Turner

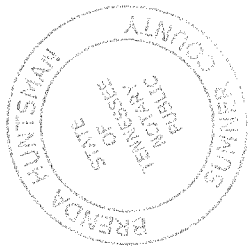
AFFIANT

Sworn to and subscribed to before me this 30th day of December, 2013.

Brenda Huntsman

NOTARY PUBLIC

My commission expires: 1/27/15



True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY