BILL GARRETT, Davidson County
Trans:T20140012174 DEEDWARR
Recvd: 02/21/14 10:09 2 pgs
Fees:13.00 Taxes:564.25
20140221-0014905

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $ $152,500.00

Affiant

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 7th day of February, 20 14

Notary Public
My commission expires: April, 12, 2015

02-1310-48766

Address of New Owner:	Send Tax Bills to:	Tax Information
Amanda Barton 102 Buckingham Ct. Goodlettsville TN 37072	NEW OWNER	026-07-0-165.00

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, Cara Lyn Loehrke and Jeffrey Eugene Loehrke, Jr., wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amanda Barton and Ross Barton wife and husband, 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 Lot No. 243, on the Plan of Windsor Green, Phase II, Section II, a Planned Unit Development, of record in Book 6900, Page 549, as amended in Book 7649, Page 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keisha C. Simmons and Bernard D. Simmons, wife and husband by deed from John R. Dexter and wife, Elizabeth R. J. Dexter, dated March 15, 2005, recorded April 13, 2005, of record in Instrument No. 20050413-0041360, Register's Office for Davidson County, Tennessee. Keisha Williams Simmons and Bernard David Simmons were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 10D-3468 of record in Instrument No. 20120530-0046501, said Register's Office. By Amendment to Marital Dissolution Agreement of record in Instrument No. 20120530-0046502 subject property was divested out of Bernard David Simmons and reinvested in Keisha Williams Simmons, n/k/a Keisha C. Williams.

Further being the same property conveyed to Cara Lyn Loehrke and Jeffrey Eugene Loehrke, Jr., wife and husband by deed from Keisha C. Simmons, now Williams, unmarried, dated May 25, 2012, recorded May 30, 2012, of record in Instrument No. 20120530-0046503, Register's Office for Davidson County, Tennessee.

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 102 Buckingham Ct., Goodlettsville, TN 37072

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.

WITNESS my hand this day of , 2013.

Cara Lyn Loehrke
Cara Lyn Loehrke

Jeffrey Eugene Loehrke, Jr.

STATE OF MISSISSIPPI
COUNTY OF RANKIN

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

Witness my hand at office, this 21 day of January, ~~2013~~ 2014.

Cynthia Decker
Notary Public

My Commission expires
May 21, 2016

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 102322 CYNTHIA DECKER Commission Expires May 21, 2016 RANKIN COUNTY

STATE OF MISSISSIPPI
COUNTY OF RANKIN

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

Witness my hand at office, this 21 day of January, ~~2013~~ 2014.

Cynthia Decker
Notary Public

My Commission expires
May 21, 2016

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 102322 CYNTHIA DECKER Commission Expires May 21, 2016 RANKIN COUNTY

RETURN TO:
Realty Title & Escrow Co., Inc.
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Brentwood, TN 37027