BILL GARRETT, Davidson County
Trans:T20140019239 DEEDWARR
Recvd: 03/21/14 16:04 2 pgs
Fees:13.00 Taxes:610.50
20140321-0023637

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0133

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of March, 2014

Notary Public
Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Beverly Barker 313 Highland Heights Goodlettsville, TN 37072	Ameris Bank 1800 Parkway Place, Ste. 820 Marietta, GA 30067	025-15-0-024.00`

WARRANTY DEED

FOR AND IN 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/WE,

Armando Lopez, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beverly Barker

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. 38 on the Plan of Highland Heights Acres, as of record in Book 3700, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Armando Lopez, single, by Warranty Deed from Christopher Sizemore, single, dated 5/9/08 and recorded 6/6/08 in Instrument Number 20080606-0058164, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 313 Highland Heights, 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 and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of March, 2014.

Armando Lopez by Hector Lopez attorney in fact

Armando Lopez
By: ~~Armando Lopez, Attorney in fact~~
~~xxxxxxxxxxxxxxxxxxxxxxxx~~
By: Hector Lopez, Attorney in fact

STATE OF TENNESSEE
COUNTY OF ~~[illegible]~~ Williamson

On this the 14th day of March, 2014, before me personally appeared Hector Lopez, to me known to be the person who executed the foregoing instrument on behalf of Armando Lopez, as Attorney in Fact, and who acknowledged that ~~she~~ he executed the same as their free act and deed of said Armando Lopez.

Witness my hand and official seal at Brentwood, Tennessee, this ~~3rd~~ 14th day of March, 2014.

Notary Public

Commission Expires:

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016