(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038091 DEEDWARR
Recvd: 06/02/14 09:29 2 pgs
Fees:13.00 Taxes:417.73
20140602-0046983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: 2-22-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Rugless and Courtney Thompson	Stonegate Mortgage	Map 163-4-A
(NAME) 3001 Hamilton Church Road Unit 114	(NAME) 9190 Priority Way St 300	Parcel 114 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Indianapolis IN 46240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RANDY L. BARBER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIFFANY RUGLESS AND COURTNEY THOMPSON, WIFE AND HUSBAND,** 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 Unit No. 114, Hamilton Crossings Townhomes, a Planned Unit Development of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Randy L. Barber, an unmarried man, by deed dated November 4, 2005, from R. J. York Homes, LLC, of record in Instrument No. 20051108-0135526, said Register's Office. Randy L. Barber has since married. Lisa Barber joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2014 real property taxes; (b) Bylaws of record in Instrument No. 20040212-0016946, said Register's Office; and (c) restrictive covenants of record in Instruments No. 20040212-0016945, No. 20050310-0026734, No. 20050701-0075731, No. 20060206-0014793, No. 20040226-0022076 and No. 20080514-0049521, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3001 Hamilton Church Road Unit 114, Antioch, Tennessee 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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 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 30th day of May, 2014.

Randy L. Barber

X LISA BARBER
BY: RANDY L. BARBER, ATTORNEY IN FACT
Lisa Barber
By: Randy L. Barber, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy L. Barber, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2014.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2014, before me personally appeared Randy L. Barber, to me known to be the person who executed the foregoing instrument on behalf of Lisa Barber and acknowledged that he executed the same as the free act and deed of Barber.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2014.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public