Davidson County DEEDWARR
Recvd: 06/02/14 10:44 3 pgs
Fees:18.00 Taxes:499.50
20140602-0047078

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2014.

Notary Public
My commission expires: My Commission Expires NOV. 3, 2015

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

06-1404-75595

Address of New Owner:	Send Tax Bills to:	Tax Information
Karla M. Razo	People's Home Equity	151-10-0-A-086.00
7220 Ole Nottingham Drive	5205 Maryland Way, #100	
Antioch TN 37013	Brentwood, TN 37027	

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, **James Barnhill, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Karla M. Razo and Kathrine A. Anderson, both unmarried as joint tenants with right of survivorship**, 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. 168, on the Plan of Phase I, Villages of Long Hunter, P.U.D., of record in Instrument No. 20010123-0006894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Barnhill, a married man and Linda Barnhill, an unmarried woman by deed from Minotaur, Inc., a Tennessee Corporation, dated December 23, 2011, recorded December 27, 2011, of record in Instrument No. 20111227-0100793, Register's Office for Davidson County, Tennessee. The said James Barnhill and Linda Barnhill were vested as joint tenants with full rights of survivorship. Then Linda Barnhill died April 30, 2013, leaving James Barnill as the surviving tenant.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 7220 Ole Nottingham Drive, Antioch, TN 3701.3

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 30th day of May, 2014.

James Barnhill

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Barnhill, 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 Mt. Juliet, TN, this 30th day of May, 2014.

Notary Public
Davidson

My Commission expires 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

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

Notary Public

My commission expires

