RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140600121

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050007 DEEDWARR
Recvd: 07/14/14 11:06 2 pgs
Fees:13.00 Taxes:888.00
20140714-0061713

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of JULY, 2014

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNE F. BARKER 6872 SUNNYWOOD DRIVE NASHVILLE, TN 37211	Farmington Mortgage 2002 Richard Jones Rd #300A Nashville, TN 37215	181-01-OA-018.00

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, WE,

ROMAN T. FRY AND WIFE, JODI LYN FRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANNE F. BARKER, UNMARRIED

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. 21 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Pages 709-711 (which amended Plat Book 9700, Page 374), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Roman T. Fry and wife, Jodi Lyn Fry by Quitclaim Deed from Roman T. Fry dated 8/27/11 and recorded 9/23/11 in Instrument Number 20110923-0073870; and the same property previously conveyed to Roman T. Fry , an unmarried man, by Warranty Deed from Chadwick Whitmire and Britney Whitmire, husband and wife, dated 11/10/09 and recorded 11/12/09 in Instrument Number 20091112-0104267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **6872 SUNNYWOOD DRIVE, NASHVILLE, TN 37211**
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 our hands this 11th day of JULY , 2014.

ROMAN T. FRY

Jodi Lyn Fry

JODI LYN FRY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROMAN T. FRY AND WIFE, JODI LYN FRY the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 11th day of JULY , 2014.

Commission Expires: 3/6/18

Notary Public

