BILL GARRETT, Davidson County
Trans:T20140054647 DEEDWARR
Recvd: 07/29/14 10:36 2 pgs
Fees:13.00 Taxes:558.33
20140729-0067181

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2014.

Notary Public
MY COMMISSION EXPIRES: 5/28/15
File No. G14-9533D

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#14-0341

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cathy J. Schaefer and Robert C. Schaefer, wife and husband (NAME)	Wells Fargo Bank, N.A. (NAME)	98-5-27
5904 New Hope Court (STREET ADDRESS)	1150 W. Washington St. (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Tempe, AZ 85281-1480 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ricky Barrow, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cathy J. Schaefer and Robert C. Schaefer, 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 all of Lot No. 145 on the plan of a resubdivision of Lots 145 and 146, in LAKE PARK SUBDIVISION, SEC. 5, as shown by plat of record in Plat Book 4885, Page 148, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ricky Barrow from Bank of New York, as Trustee, by Special Warranty Deed dated June 20, 2003, as recorded in Instrument No. 200306260088616, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 5018, page 630, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4885, page 148, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

Emily Barrow joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

The signature of Emily Barrow is signed by her duly appointed Attorney-in-fact, Ricky Barrow pursuant to the Power of Attorney recorded in Instrument No. 20140729-0067180, said Register's Office.

This is improved property, known as 5904 New Hope Court, Hermitage, TN 37076.

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. Whenever 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/our hand(s) this 25th day of July, 2014.

Ricky Barrow — July 25, 2014

Ricky Barrow — Date

Emily Barrow by Ricky Barrow, Attorney-In-Fact

Emily Barrow by Ricky Barrow, 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 Ricky Barrow , 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, this 25th day of July, 2014.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ricky Barrow, Attorney In Fact for Emily Barrow, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of July, 2014.

My Commission Expires: 9-1-17

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066