BILL GARRETT, Davidson County
Trans:T20140059534 DEEDWARR
Recvd: 08/13/14 15:16 2 pgs
Fees:13.00 Taxes:277.50
20140813-0073256

STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE R. ROBERTS
MONTGOMERY COUNTY

State of Tennessee
County of Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Aug, 2014.

Notary Public
MY COMMISSION EXPIRES: 01/24/17

This instrument prepared by:
Freedom Title Services, LLC, 116 Center Court, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
BRIAN BARGER & CATINA BARGER	NEW OWNERS	075-07-0/292.00
(NAME) 3601 SHADY GROVE RD	(NAME)	
(ADDRESS) CLARKSVILLE, TN 37043	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **GARY BUFROD BARGER**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN BARGER AND CATINA BARGER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 16-A ON THE ZONE LOT DIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 AND 21, RACHEL SQUARE, SECTION ONE, AS OF RECORD IN BOOK 6250, PAGE 539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO GARY BUFORD BARGER BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, DATED DECEMBER 20, 2012 AND RECORDED IN INSTRUMENT NUMBER 20121227-0119429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 206 Rachels Ct, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it,

and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of Aug., 2014.

GARY BUFORD BARGER

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GARY BUFORD BARGER, the within named 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.

DONE at offices in Clarksville, Tennessee, on this the 7th day of Aug., 2014.

NOTARY PUBLIC
My commission expires: 01/24/17

MONTGOMERY COUNTY ★ KATHERINE R. ROBERTS ★ STATE OF TENNESSEE NOTARY PUBLIC