mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140083292 DEEDWARR
Recvd: 11/04/14 14:26 2 pgs
Fees:13.00 Taxes:473.23
20141104-0101896

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of October, 2014, by and between Rhonda R Davis, a single woman, party of the first part, and Karen Maclin-Barber, an single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No 39 on the Plan of Prestwick Place, of record in Instrument No. 20040723-0088164, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Rhonda R. Davis by virtue of that certain Warranty Deed dated February 11, 2005, at Instrument No. 20050214-0016622 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: all existing restrictions recorded in Instrument No 20040831-0104880 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rhonda R Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rhonda R Davis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of October, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Karen Maclin-Barber

Tax Parcel No 049120A03900CO

Property Address: 1805 Sailwinds Cove
Whites Creek, TN 37189

MAIL TAX
BILLS TO: FRANKLIN AMERICAN MORTGAGE COMPANY
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $127,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Karen Maclin Barber
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of October, 2014.

Notary Public

My Commission Expires

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015