File No. 141214

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140097588 DEEDWARR
Recvd: 12/31/14 12:49 2 pgs
Fees:13.00 Taxes:1295.00
20141231-0119293

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Nathanael Lee Bargatze
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathanael Lee Bargatze	F&M Bank	109-08-OA-00 CO
(NAME)	(NAME)	
3064 Cooks Landing Court	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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 HEREBY ACKNOWLEDGED, WE, Deborah Campbell, a single woman Caprice Palmer, a single woman, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathanael Lee Bargatze and Laura Blair Bargatze, husband and wife, 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. 18 on the Final Plat of Cooks Landing Subdivision, of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Deborah Campbell, a single woman and Caprice Palmer, a single woman, as joint tenants with right of survivorship, by Warranty Deed from Citizens Homes, Inc., a Delaware corporation, dated 4/26/13 and recorded 5/6/13 in Instrument No. 20130506-0045125 Sales price $312,390.00 ; and being the same property previously conveyed to Citizens Homes, Inc., a Delaware corporation, by Warranty Deed from Cook's Landing, a Tennessee general partnership, dated 12/18/12 and recorded 12/27/12 in Instrument No. 20121227-0119398 $59,991.59; and being a portion of the same property previously conveyed to Cook's Landing, a Tennessee general partnership, by Quitclaim Deed from Travis K. Pardue, dated 4/28/04 and recorded 5/04/04 in Instrument No. 20040504-0050669 $0; and being part of the same property previously conveyed to Travis K. Pardue, by Special Warranty Deed from James Keith Shelly, dated 8/2/95 and recorded 8/4/95 in Book 9752, Page 738 $112,000.00, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3064 Cooks Landing Court, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of December, 2014.

Deborah Campbell

Caprice Palmer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Campbell, a single woman Caprice Palmer, a single woman,, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 2014.

Commission expires:

1/26/16

Notary Public

