Davidson County DEEDWARR
Recvd: 02/19/15 12:05 3 pgs
Fees:18.00 Taxes:1942.13
20150219-0014420

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15012921**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $524,900.00. Affiant Subscribed and sworn to before me, this 18th day of February, 2015. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Rebecca McClintock Barnett and Joshua M Barnett 1813 Kingsbury Dr Nashville TN 37215	Send Tax Bills To: Pinnacle Bank 150 3rd Ave. S. #900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 158-07-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David R. Schreiber and Kate S. Schreiber, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca McClintock Barnett and husband, Joshua M Barnett,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 571 on the Plan of Hillsboro Park, Section 10 of record in Plat Book 2900, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 571 fronts 199 feet on the Westerly side of Kingsbury Drive and extends back 888 feet on the Northerly line and 883.2 feet on the Southerly line to a dead line, which is a twice broken line, measuring 250 feet thereon.

Being the same property conveyed to David R. Schreiber and Kate S. Schreiber, husband and wife by Warranty deed from Little Properties of TN, Inc. of record in Instrument No. 20120417-0032565 Register's Office for Davidson County, Tennessee, dated April 12, 2012 and recorded on April 17, 2012.

The execution of this instrument is effected by the signature of David R. Schreiber as Attorney in Fact for Kate S Schreiber, which Power of Attorney is recorded in Instrument No. 20150219-0014419, in said Register's Office.

This Conveyance is subject to the matters set forth below,

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 73, Register's Office for Davidson County, Tennessee.

This is improved property located at 1813 Kingsbury Dr Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2015.

David R. Schreiber

Kate S. Schreiber by David R. Schreiber, Attorney in Fact

David R. Schreiber

Kate S. Schreiber by David R. Schreiber as 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, aforesaid, David R. Schreiber, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2015.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David R Schreiber,** 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 for Kate S Schreiber,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of February, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016