BILL GARRETT, Davidson County
Trans:T20150014961 DEEDWARR
Recvd: 03/02/15 11:11 2 pgs
Fees:8.00 Taxes:388.50
20150302-0017700

This instrument prepared by:
Jennifer Noe, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Ruby Barnes and Merrie Lackey

TO: Home Touch Investeros, LLC

73 White Bridge Rd., Ste 103
Nashville, TN 37205

MAP & PARCEL:
043-05-0-114.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, Ruby Barnes and Merrie Lackey, Grantors herein; have bargained and sold and by these presents do convey unto Home Touch Investeros, LLC, Grantee herein, its successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 of Block "A" on the Map of Cedarcrest Estates, of record in Plat Book 974, page 15, Register's Office for said County.
>
> Said lots adjoin and front together 95.74 feet on the southerly side of Anderson Lane and runs back 181.3 feet on the easterly line of Lot 4, and 177.9 feet on the westerly line of Lot 3, to a deed line in the rear, which is the north line of Lot 5 of said Block
>
> Included in the above described property, but expressly excluded therefrom is 0.029 acre right of way which is particularly described in Book 2545, page 33, Register's Office of Davidson County, Tennessee.
>
> BEING the same property conveyed to Charles A. Lackey, Sr., and wife, Katherine E. Lackey by deed from Charlee L. Blanchard and wife, Gwendolyn J. Blachard of record at Record Book 8959, page 726, Register's Office of Davidson County, Tennessee. Charles A. Lackey, Sr., having since died leaving his estate to Ruby Lackey Barnes and Merrie Fay Lackey by his Last Will & Testament probated in the Cheatham County Chancery Court P-2056.
>
> This conveyance is subject to the lien of 2014 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. Subject to all easements, setback lines, and all other matters as shown on the subdivision plat for Cedearcrest Estates of record in Plat Book 974, page 15, Register's Office of Davidson County, Tennessee; Subject to a Sewer Easement of record at Record Book 4851, page 475, Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, We have hereunto set our hands, this the 26 day of February, 2015.

Ruby Barnes
Ruby Barnes

Merrie Fay Lackey
Merrie Fay Lackey

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ruby Barnes and Merrie Fay Lackey, the within named bargainors, 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, at office, this the 26 day of February, 2015.

Jamie A. Folk
NOTARY PUBLIC

JAMIE A. FOLK
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires OCT. 28, 2018

My commission expires: 10/28/2018

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

SWORN to and subscribed before me,

this the 27th day of February, 2015.

NOTARY PUBLIC

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My commission expires: SEP 2 0 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066