Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this ~~20th~~ 21st day of April, 2015.

Notary Public
My commission expires: SEP 2 0 2016

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

06-1504-76000

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Mead 1513 Stoney River Ln. Madison TN 37115	Homestead Funding Corp. 9 Airline Dr. Albany, NY 12205	034-14-0-A-039.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth William Barnes, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas D. Mead and Jasmine Moseley, husband and wife, hereinafter called the Grantees, their successors 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. 39, on the Plan of Cumberland Bend, of record in Instrument No. 20091231-0118971, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth William Barnes, unmarried by Special Warranty Deed from NVA, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated June 22, 2010, recorded June 23, 2010, of record in Instrument No. 20100623-0048982, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1513 Stoney River Ln., Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150030372 DEEDWARR
Recvd: 04/22/15 09:50 2 pgs
Fees:13.00 Taxes:703.00
20150422-0035843

WITNESS my hand this 20th day of April, 2015.

Kenneth William Barnes

Kenneth William Barnes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth William Barnes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 20th day of April, 2015.

Notary Public
Davidson

My Commission expires 12-27-15



Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 205
Gallatin, TN 37066