Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrea J. Case, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matt J. Barker and Jenny M. Barker, Husband and Wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 35 on the Plan of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, of record in Book 421, page 178, Register's Office for Davidson County, Tennessee.

Said Lot. No 35 fronts 100.0 feet on the northeasterly side of Virginia Street and extends back 235.00 feet between parallel lines to a dead line in the rear measuring 100.0 feet thereon.

Being the same property conveyed Andrea J. Case by Warranty Deed from Charles E. Walker, unmarried dated December 19, 2013, of record as Instrument Number 20121226-0118755, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1007 Virginia Avenue, Nashville, TN, 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of April, 2015.

Andrea J. Case

Andrea J. Case

BILL GARRETT, Davidson County
Trans:T20150034069 DEEDWARR
Recvd: 05/04/15 14:58 2 pgs
Fees:13.00 Taxes:1494.80
20150504-0040318

State of Tennessee)
County of Davidson)

On this 30th day of April, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrea J. Case, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 404,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of April, 2015.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Matthew Barker	SunTrust Mortgage, Inc.	61-11-137.00
1007 Virginia Avenue	901 Semmes Avenue RVW 5023	
Nashville, TN 37216	Richmond, VA 23224	