WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/15 11:48 3 pgs
Fees:18.00 Taxes:838.05
20150706-0064924

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $226,500.00.

Affiant

Subscribed and sworn to me on June 11, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28476SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel Barksdale and Valda R. Barksdale 1405 Rugosa Drive Antioch, TN 37013	New Owner	150-12-0A-066.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nathaniel Hicklen, Jr. and Magdalena Hicklen, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Daniel Barksdale and Valda R. Barksdale, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 674 on the Plan of Somerset, Phase 3, as of record in Plan Book 6900, page 858, Register's Office for Davidson County, Tennessee, to which referenced is hereby made for a more complete description thereof.

Being the same property conveyed to Nathaniel Hicklen, Jr., and wife, Magdalena Hicklen, by Warranty Deed from Deutsche Bank National Trust f/k/a Bankers Trust Company of California, N.A., as Trustee under the pooling and Servicing Agreement dated as of August 1, 2001, Morgan Stanley Dean Witter Capital 1, Inc., Trust 2001-NAC2, of record as Instrument No. 20041013-0123383, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Antioch City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to the plan of record in Plat Book 6900, page 858 and Boundary Plat in Book 6900l, page 733, said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 7619, page 647 amended in Book 7657, page 583; Book 7675, page 923 supplemented in Book 7776, page 826; Book 8708, page 630 and as Instrument No. 20060405-0039162, Register's Office for Davidson County, Tennessee.

4. Terms and provisions of By-Laws of the Somerset Homeowners Association, Inc., record in Book 7619, page 679 amended in Book 9505, page 363; Book 9647, page 472 and as Instrument No. 20090513-0044145, Register's Office for Davidson County, Tennessee.
5. Charter of Somerset Homeowners Association, Inc., recorded in Book 7661, page 37, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1405 Rugosa Drive, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 11 day of June, 2015.

Nathaniel Hicklen, Jr.
By Terri Rutherford, Attorney In Fact

Magdalena Hicklen
By Terri Rutherford, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Nathaniel Hicklen, Jr. and Magdalena Hicklen, as their Attorney in Fact, as the free act and deed of the within named Nathaniel Hicklen, Jr. and Magdalena Hicklen

Witness my hand and official seal this 11, day of June 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

True Copy Certification

I, Cari Mulé, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mulé 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:3/20/18

