This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater is $209,600.00.

Affiant

Subscribed and sworn before me this the 13th day of July, 2015.

Notary Public
My commission expires: 4/18/2016

NOTARIAL SEAL
GALEN E LONG
Notary Public
LANCASTER CITY, LANCASTER COUNTY
My Commission Expires Apr 18, 2016

Mail to:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brient J. Barnett and Katelyn G. Barnett	F&M Bank	173-15-0A-119.00-CO
1285 Bending Creek Drive	50 Franklin Street	
Cane Ridge, TN 37013	Clarksville, TN 37040	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LINDSEY N. HAGER, A MARRIED WOMAN AND CHARLES W. HAGER, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIENT J. BARNETT AND KATELYN G. BARNETT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Final Plat of Mill Run Subdivision Phase 2 (Cluster Lot Development), a Resubdivision of Mill Run, Phase 1A, Lot 89 of record in Plat at Instrument No. 20011009-0109754, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lindsey N. Hager a single person and Charles W. Hager, a married man by Warranty deed from Howard Hicks and wife, Debbie Hicks of record in Instrument No. 20110126-0007222 Register's Office for Davidson County, Tennessee, dated January 18, 2011 and recorded on January 26, 2011.

This property is not now nor has ever been the marital residence of the Grantors.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1285 Bending Creek Drive, Cane Ridge, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 13th day of July, 2015.

Lindsey N. Hager

Charles W. Hager

BILL GARRETT, Davidson County
Trans:T20150057315 DEEDWARR
Recvd: 07/15/15 09:32 2 pgs
Fees:13.00 Taxes:775.52
20150715-0068854

STATE OF PA.
COUNTY OF LANCASTER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lindsey N. Hager and Charles W. Hager, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of July, 2015.

My commission expires: 4/18/2016

Notary Public



NOTARIAL SEAL
GALEN E LONG
Notary Public
LANCASTER CITY, LANCASTER COUNTY
My Commission Expires Apr 18, 2016

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