WARRANTY DEED

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0392

BILL GARRETT, Davidson County
Trans:T20150080102 DEEDWARR
Recvd: 09/21/15 11:37 2 pgs
Fees:13.00 Taxes:547.60
20150921-0095644

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $148,000.00

Affiant

Subscribed and sworn to before me this 10th day of Sept. 2015

Notary Public
My Commission expires: 3/19/19
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC Sheila Bacon Summer County, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Lauren L. Dougall	Community Mortgage, LLC d/b/a Community Mtg. Advisors	Map 051-12-0 Parcel 063.00
1218 Argle Avenue	19045 Valley View Pkwy Ste F	
Madison, TN 37115	Independence, MO 64055	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Barton Trust dated August 22, 2014**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lauren L. Dougall and Stuart P. Murphy, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 50, on the Map of Morningside Heights, Section I, as shown on plat of record in Plat Book 1130, Page 76, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the east margin of Argle Avenue at the corner of Lot Nos. 50 and 51; thence with the line between said lots easterly 150 feet to a point; thence south 16 deg. West 78.3 feet to the north margin of Beckley Drive; thence with the margin of the same, westerly 120 feet to a concrete monument set at the beginning of a curve; thence around said curve in a northwesterly direction 46.94 feet to a concrete monument in east margin of Argle Avenue; thence with the margin of the same, northerly 50 feet to the beginning.

Being the same property conveyed to The Barton Trust dated August 22, 2014 by Warranty Deed from Jamie Dunn, a single man of record in Instrument Number 20150220-0014974, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 1130, page 76, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1218 Argle Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 10, 2015.

The Barton Trust dated August 22, 2014

By: Andy Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney, Trustee of the Barton Trust dated August 22, 2014** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained by the authority of the trust..

WITNESS my hand and Official Seal at office this September 10, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY