WARRANTY DEED

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $144,000.00.

Shelli Jenkins
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF OCTOBER, 2015.

Rita B Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-5-2016

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1474B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jonathan Barker	U.S. Bank Home Mtg-Final Doc	044-15.0-165.00
810 Cleves Street	7601 Penn Ave S, Ste A1	
Old Hickory, TN 37138	Richfiels, MN 55423	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANGELA SCHERZER, MARRIED*

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JONATHAN BARKER AND WIFE, QUINCY WEST BARKER

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 251 on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, 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 Angela Crimmons Haynie by Quitclaim deed from Kip Whitfield Haynie of record in Instrument No. 20060221-0020354 Register's Office for Davidson County, Tennessee, dated February 10, 2006 and recorded on February 21, 2006. Angela Crimmons Haynie having since married and is now known as Angela Scherzer.

*** THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

This is property known as 810 Cleves Street, Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

BILL GARRETT, Davidson County
Trans:T20150088620 DEEDWARR
Recvd: 10/19/15 09:45 2 pgs
Fees:13.00 Taxes:532.80
20151019-0105872

Witness my hand on the 9th day of October, 2015.

Angela Scherzer by J. C. D., Attorney in Fact

Angela Scherzer

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Angela Scherzer for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Angela Scherzer

Witness my hand and official seal, this 9th day of October, 2015.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 1-26-19

File #: 15-1474B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027