WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Nancy Enoch
Affiant

PRISCILLA C. URBANSKI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF OCTOBER, 2015.

Priscilla C Urbanski
Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Frampton	CMG mortgage, Inc #400	
(NAME)	(NAME)	
2317 Ridgeland Drive	3160 Crow Canyon Rd	73-11 39
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROGER W. BARNETT AND WIFE, SUSAN C. BARNETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER R. FRAMPTON,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*A Single woman

Land in Davidson County, Tennessee, being Lot No. 401 on the Plan of Sunset View, Section 5, of record in Plat Book 2854, Page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roger W. Barnett and Susan C. Barnett by deed from Charles F. McKelvey and wife, Leta Frances McKelvey, of record in Book 8012, Page 471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Book 2854, Page 20, said Register's Office; and Restrictive covenants of record in Book 2752, Page 594, said Register's Office.

This is unimproved _ / improved x property, known as 2317 Ridgeland Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 is 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:T20150088709 DEEDWARR
Recvd: 10/19/15 11:12 2 pgs
Fees:13.00 Taxes:656.75
20151019-0105992

Witness my hand this 16th day of October, 2015.

Roger W. Barnett

ROGER W. BARNETT

Susan C Barnett

SUSAN C. BARNETT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger W. Barnett and Susan C. Barnett, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of October, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015