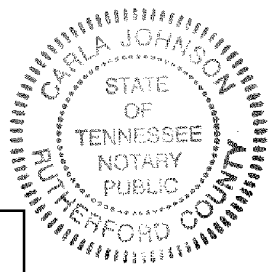
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11.23.2015
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/09/15 14:19 2 pgs
Fees:13.00 Taxes:521.70
20151109-0113995

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Vikingstad and Susan Vikingstad	Robert Vikingstad and Susan Vikingstad	173 05 0A 174.00
(NAME) 135 Meroke Lane	(NAME) 135 Meroke Lane	
(ADDRESS) East Islip, NY 11730	(ADDRESS) East Islip, NY 11730	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-One Thousand And No/100 Dollars ($141,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Craig J. Countryman, an unmarried man and Joy M. Countryman, an unmarried woman f/k/a Joy M. Stafford,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Vikingstad and Susan Vikingstad, husband and wife**, 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:

Being all of Lot No. 174 (One Hundred Seventy Four) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 and Amended of record in Instrument Number 20051114-0136938, of the Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Craig J. Countryman, unmarried and Joy M. Stafford, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated June 28, 2006 and recorded July 6, 2006 as Instrument No. 20060706-0080594, in said Register's Office for Davidson County, Tennessee. The said Craig J. Countryman and Joy M. Countryman having since divorced and neither having remarried. Joy M. Staffor and Joy M. Countryman are one and the same person.

File Number: MFR-155117

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1751 Red Jacket Dr., 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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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.

Witness our hands this 6th day of November, 2015.

Craig J. Countryman

Joy M. Countryman

STATE OF Tennessee

County OF Rutherford

I, Carla Johnson, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that Craig J. Countryman and Joy M. Countryman, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of November, 2015.

Notary Public

My Commission Expires: 11-23-2015

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expires
4-24-2018