File Box 8

BILL GARRETT, Davidson County
Trans:T20150105868 DEEDWARR
Recvd: 12/15/15 14:10 2 pgs
Fees:13.00 Taxes:688.20
20151215-0126046

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $186,000.00

Rachel Fa
Affiant

Subscribed and sworn to before me, this 14 day of December, 2015

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 3/7/2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin Jones 2314 Shadow Ln Nashville, TN 37216-4324	New Owner	073-05-0-123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Barnes, unmarried and Katy Miller,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Benjamin Jones and Jessica Chapman,** 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Riverwood Heights Subdivision of record in Plat Book 1835, Page 42, 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 Ryan Barnes, unmarried and Katy Miller, unmarried by Warranty deed from Amy Wooten, unmarried (f/k/a Amy Thomas) of record in Instrument No. 20110509-0035522 Register's Office for Davidson County, Tennessee, dated May 05, 2011 and recorded on May 09, 2011. (Value of consideration shown in aforementioned deed $125,000.00.) Being also known as 2314 Shadow Ln Nashville, TN 372164324.

This property is improved property known as 2314 Shadow Ln, Nashville, TN, 37216-4324

Subject to restriction of record in Book 1583, page 145 Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 12/14/15.

Ryan Barnes

Katy Miller

Katy Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan Barnes and Katy Miller** the bargainor(s), 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 Franklin, Tennessee, this the 12/14/15.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2015124091

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.