WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013577 DEEDWARR
Recvd: 02/18/16 14:21 2 pgs
Fees:13.00 Taxes:506.90
20160218-0015574

G-VRES-15-309-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Sam Barton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sam Barton and Tiffany Bowers	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **309 Manzano Rd**	(NAME) **2002 Richard Jones Road, Suite 300A**	**052-03-0-180.00**
(ADDRESS) **Madison, TN 37115-4274**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TAKEYA J. DRENNON, UNMARRIED, AND STEPHANIE WOODRUFF, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAM BARTON AND TIFFANY BOWERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 4 on the Plan of Manzano Estate of record in Plat Book 8250, Page 345, 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 Takeya J. Drennon, unmarried, and Stephanie Woodruff, married as Tenants in Common with Rights of Survivorship by Quitclaim deed from Takeya J. Drennon of record in Instrument No. 20140107-0001472 Register's Office for Davidson County, Tennessee, dated December 23, 2013 and recorded on January 07, 2014.

Being the same property conveyed to Byron June Drennon by Final Decree of Divorce deed from Stephanie Lavonzelle Drennon of record in Book 11749, page 763, Register's Office for Davidson County, Tennessee, dated October 13, 1999 and recorded on November 10, 1999. Byron June Drennon having since died on December 10, 2002, leaving Takeya J. Drennon as heir-at-law.

Being the same property previously conveyed to Byron Drennon and Stephanie, Husband and Wife, by Warranty Deed from J & M Homebuilders, Inc., a Tennessee corporation, of record in Book 9785, page 451, in the Register's Office for Davidson County, Tennessee, dated August 31, 1995 and recorded September 6, 1995.

Ricky E. Woodruff, spouse of Stephanie Woodruff joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payble.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 345, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **309 Manzano Rd , Madison, Tennessee 37115-4274**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 17th DAY OF FEBRUARY, 2016.

Takeya J. Drennon

Stephanie Woodruff

Ricky E. Woodruff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAKEYA J. DRENNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE WOODRUFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICKY E. WOODRUFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212