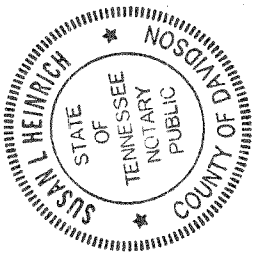
Davidson County DEEDWARR
Recvd: 04/19/16 12:16 3 pgs
Fees:18.00 Taxes:1824.10
20160419-0037730

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ronald L. Taylor and Brandy G. Barnes	Ronald L. Taylor and Brandy G. Barnes	128 16 0B 059.00
(NAME)	(NAME)	
541 Summit Oaks Ct.	541 Summit Oaks Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Ninety-Three Thousand And No/100 Dollars ($493,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hillary L. Klein and Kevin C. Klein, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronald L. Taylor and Brandy G. Barnes, 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 Lot 59, Summit Oakes, Phase Four, as shown on plat of record in Instrument No. 200604170043459, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Lot.

Being the same property conveyed to Kevin C. Klein and wife, Hillary L. Klein by Warranty Deed from West End Homes, LLC, a Tennessee Limited Liability Company dated March 30, 2007 and recorded April 5, 2007 as Instrument No. 200704050041219, in said Register's Office for Davidson County, Tennessee.

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.

File Number: GRN-162246FC

unimproved ☐

This is improved ☒ property, known as 541 Summit Oaks Ct., Nashville, TN 37221

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 15th day of April 2016

Hillary L. Klein

Kevin C. Klein by Hillary L. Klein, as attorney –in-fact

Hillary L. Klein, as attorney-in-fact

File Number: GRN-162246FC

STATE OF TENNESSEE

COUNTY OF Davidson

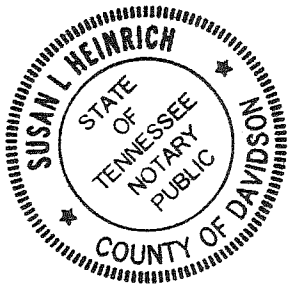
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Hillary L. Klein, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2016.

Susan L. Heinrich
Notary Public

My Commission Expires: 9-10-18

(SEAL)



STATE OF Tennessee

County OF Davidson

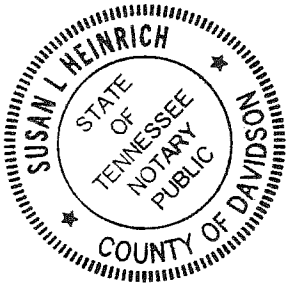
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary L. Klein , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kevin C. Klein, as Attorney-in-fact, and acknowledged that he exectued the same as a free act and deed, for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

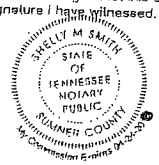


I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

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

Commission Expires
4-24-2018

File Number: GRN-162246FC