(1) Southland

BILL GARRETT, Davidson County
Trans:T20160036533 DEEDWARR
Recvd: 05/03/16 11:03 2 pgs
Fees:13.00 Taxes:698.93
20160503-0043425

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $188,900.00.

Catherine Clearwater
Affiant

Subscribed and sworn to before me, this 29th day of April, 2016.

Georgette R Kennedy
Notary Public
My commission expires: ~~10/18/16~~ 03/07/17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

07-1603-86317

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Jeffrey A. Vanderburg | CMG Mortgage, Inc dba CMG Financial | 162-10-0-230.00 |
| 5428 Ashlawn Drive | 3160 Crow Canyon Road, Suite 400 | |
| Nashville TN 37211 | San Ramon, CA 94583 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph H. Barker and Daxa Lad, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey A. Vanderburg, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a 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. 125, on the Plan of Section Four, Hickory View, of record in Plat 6900, Page 373, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph H. Barker, III, a single man by deed from Joshua J. Kretzu and Cassidy C. Kretzu, dated August 28, 2008, recorded September 2, 2008, of record in Instrument No. 20080902-0089579, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joseph H. Barker and Daxa Lad, husband and wife by Quitclaim Deed from Joseph H. Barker, III, dated July 30, 2012, recorded August 6, 2012, of record in Instrument No. 20120806-0069939, Register's Office for Davidson County, Tennessee.

Joseph H. Barker being one in the same as Joseph H. Barker, III

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5428 Ashlawn Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of April, 2016.

Joseph H. Barker

Daxa Lad

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joseph H. Barker and Daxa Lad**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29th day of April, 2016.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON