BILL GARRETT, Davidson County
Trans:T20160046611 DEEDWARR
Recvd: 06/02/16 14:04 2 pgs
Fees:13.00 Taxes:747.40
20160602-0055729

Warranty Deed

LAWYER'S ESCROW SERVICE, INC. 2021 RICHARD JONES ROAD SUITE 220 NASHVILLE, TENNESSEE 37215	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is $202,000.00. Affiant Subscribed and sworn to before me, this the 27th day of May, 2016. Notary Public My commission expires: 7-2-2018

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Barbas Kileyanne Barbas	CMG Mortgage, Inc.	
2968 Harbor Lights Drive	3160 Crow Canyon Road #400	136-05-0A-027.00-CO
Nashville, TN 37217	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KENNETH DAVID WALSTON, II AND WIFE, LINDSEY JILL WALSTON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM BARBAS AND KILEYANNE BARBAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 27 on the Plan of Bayview Estates, Phase One, First Revision, (A Planned Unit Development) of record in Plat Book 9700, Page 920, 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 Kenneth David Walston, II and wife, Lindsey Jill Walston by Warranty deed from Michael A. Stahnke and Jaime D. Stahnke, husband and wife of record in Instrument No. 20120411-0031104 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 11, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2968 Harbor Lights Drive, Nashville, TN 37217.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of May, 2016.

Kenneth David Walston, II

Lindsey Jill Walston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth David Walston, II and Lindsey Jill Walston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018