BILL GARRETT, Davidson County
Trans:T20160057079 DEEDWARR
Recvd: 07/05/16 14:47 2 pgs
Fees:13.00 Taxes:817.70
20160705-0068642

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160159

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

NOTARY PUBLIC

My commission expires: 4-24-19

GREGORY D. VAGNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bret C. Barker and Katie L. Barker 909 North Graycroft Road, Madison, TN 37115	New Owner	042 03 0 040.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty One Thousand and 00/100 Dollars ($221,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL SMALLING, INDIVIDUAL**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRET C. BARKER AND WIFE, KATIE L. BARKER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No 44, on the Plan of Primrose Acres, of record in Book 2663, Pages 106 and 107, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Smalling, Individual, by Warranty Deed from Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., dated 1/7/2016, recorded 1/20/2016, of record in Instrument No. 20160120-0005546, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Secretary of Housing and Urban Development, by Warranty Deed from Tennessee Housing Development Agency, dated 9/28/2015, recorded 10/6/2015, of record in Instrument No. 20151006-0101489, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Tennessee Housing Development Agency, by Substitute Trustee's Deed from Jessica D. Binkley, Substitute Trustee dated 10/23/2014, recorded 10/27/2014, of record in Instrument No. 20141027-0099063, in the Register's Office for Davidson County, Tennessee. Appointment of Substitute Trustee recorded in Instrument No. 20140905-0081319.

The address of the herein described property is believed to be 909 North Graycroft Road, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of June, 2016.

MICHAEL SMALLING

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Michael Smalling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of June, 2016.

Notary Public

JAESON MORRIS
Printed Notary Name

My commission expires: 6/19/2018

JAESON B. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON