Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160084739 DEEDWARR
Recvd: 09/27/16 10:06 2 pgs
Fees:13.00 Taxes:392.20
20160927-0101684

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16-0267

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,000.00.

Affiant

Subscribed and sworn to before me this 16th day of September, 2016.

Notary Public
My Commission Expires: 06/24/18

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Kevin Bard	InterLinc Mortgage Services, LLC	149-06-0-A-104.00
104 Okee Trail	10613 W Sam Houston Parkway N., Suite 200	104.00
Antioch, TN 37013	Houston, TX 77064	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Karen McClenton, now Karen McClenton Young, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

James Kevin Bard and Gayna Denise Bard, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 104, on the Plan of Phase I Site Plan, Chinquapin, as shown on Plat of record in Plat Book 6900, Page 358, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Karen McClenton, unmarried, by Warranty Deed, from Diana Riggs, unmarried, dated July 18, 2000, of record in Instrument No. 20000808-0078581, Register's Office for Davidson County, Tennessee. Karen McClenton having since married. Karen McClenton and Karen McClenton Young being one and the same person.

The subject property is neither the principle residence of the grantor nor her spouse.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **104 Okee Trail, Antioch, TN 37013.**

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, 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 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 16th day of September, 2016.

Karen McClenton Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Karen McClenton Young**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of September, 2016.



D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18