BILL GARRETT, Davidson County
Trans:T20160102096 DEEDWARR
Recvd: 11/18/16 09:26 2 pgs
Fees:13.00 Taxes:432.90
20161118-0121711

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Towe 2205 Center Point Road Hendersonville, TN 37075	New Owner	053-03-137.00

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,

Jessica A. Sauter N/K/A Jessica Sauter Barnett and husband, Ken Barnett

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Robert H. Towe, unmarried

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:

Land in Davidson County, Tennessee, Being Lot No. 68 on the Plan of Section C, Village of Old Hickory, (a/k/a E.I. Du Pont de Nemours and Company's Subdivision), of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jessica A. Sauter, an unmarried woman by Deed from Ann H. Kanengieter and husband, Arlyn D. Kanengieter dated March 15, 2012 of record in Instrument Number 20120316-0022717, Register's Office for Davidson County, Tennessee. Jessica A. Sauter has since married Ken Barnett and is now known as Jessica Sauter Barnett. Ken Barnett joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee.
3) Property is subject to Property Survey for Village of Old Hickory in Book 1424, Page 69 and Book 1835, Page 87, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1304 Debow Street, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 16th day of November, 2016.

Jessica Sauter Barnett

Ken Barnett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jessica Sauter Barnett and Ken Barnett, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076