This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170688TN

BILL GARRETT, Davidson County
Trans:T20170048137 DEEDWARR
Recvd: 06/06/17 15:03 2 pgs
Fees:13.00 Taxes:625.30
20170606-0056663

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Evan McGee	**Mortgage Investor's Group**	**173-05-0A-53.00CO**
1783 Red Jacket Drive	8320 East Walker Springs Lane Suite 200	
Nashville, TN 37013	Knoxville, TN 37923	

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, **Sam Kerstetter and Amanda Kerstetter**, husband and wife, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Evan McGee and Brittanie N. Barbero, joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Montgomery County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit 53 (fifty three) on the Plan on Barnes Crossing, Phase One, as shown on Exhibit to the Master Deed for Barnes Crossing of record in Instrument No. 20050721-0084791, as Re-Recorded in Instrument No. 20050805-0092480 and as amended in Instrument No. 20051114-0137938 and in Instrument No. 20071227-0147998, in Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more and particular description of said property.

Being the same property conveyed to Wayne A. Dear and Taylor A. Barnes Dear, husband and wife, by deed from Meagan N. Eplee, unmarried, of record in Instrument No. 20140310-0020036, dated 2/28/14 and recorded 3/10/14, Register's Office, Davidson County, Tennessee. Being further conveyed to Amanda Nussbaum, a single woman, by Warranty Deed from Wayne A. Dear and Taylor A. Barnes Dear, husband and wife, of record in Instrument No. 20160414-0035583, Register's Office, Davidson County, Tennessee, dated 4/12/16 and recorded 4/14/16.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Sam Kerstetter and Amanda Kerstetter, husband and wife,** do covenant with the

said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Sam Kerstetter and Amanda Kerstetter, husband and wife,** further covenant and bind their 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.

This is property is known as: **1783 Red Jacket Drive, Nashville, TN 37013**.

Executed on this 1st day of June. 2017

Sam Kerstetter

Amanda Kerstetter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Sam Kerstetter and Amanda Kerstetter, husband and wife**, with whom I am personally acquainted (or 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 this 1st day of June, 2017.

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $169,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 1st day of June, 2017.

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission Expires: 1-8-19