Bill Garrett Davidson County
Batch# 123261 DEEDWARR
08/01/2018 09:45:30 AM 2 pgs
Fees: $13.00 Taxes: $665.63
20180801-0074918

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: 6/27/2019 (AFFIX SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2018-0991

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette M. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Austermiller	Roger Austermiller	
(NAME)	(NAME)	148-07-0-162.00
201 Bakertown Road	2040 Horn Springs Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Phillip C. Barnett, II and wife, Kristie M. Barnett,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger Austermiller, a married man** 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. 1 on the Plan of Section One, Bakertown Gardens, of record in Plat Book 5800, Page 135, 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 Phillip C. Barnett, II and wife, Kristie M. Barnett by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument No. 20040106-0001589, Register's Office for Davidson County, Tennessee, dated December 31, 2003 and recorded on January 06, 2004.

Being also known as 201 Bakertown Road, Antioch, Tennessee 37013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2018, a lien not yet due and payable. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Subject to all matters shown on the Plan of record in Plat Book 5800, Page 135, Register's Office for Davidson County, Tennessee. Subject to the Exclusions from Coverage and the Conditions contained in the policy, this policy insures the insured against actual loss or damage sustained by reason of the enforcement, or attempted enforcement, of said following lien: Deed of Trust by James W. Allen, Jr, trustor, to Lance Gish, trustee, for the benefit of Liberty Bank of Brentwood, beneficiary, to secure a note in the original amount of $118,000.00 secured thereby, dated April 28, 1983, and recorded on May 10, 1983, of record in Book 6054, Page 14, Register's Office for Davidson County, Tennessee. NOTE: No release found of record.

This property, known as 201 Bakertown Road, Antioch, TN 37013
(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 my/our hand(s) this 31 DAY OF JULY, 2018.

Phillip C Barnett II by Yvette Meldrum his attorney in fact

Phillip C. Barnett, II by Yvette Meldrum, his Attorney-in-Fact

Kristie M Barnett by Yvette Meldrum her attorney in fact

Kristie M. Barnett by Yvette Meldrum, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Yvette Meldrum**, Attorney-in-Fact for **Phillip C. Barnett, II and Kristie M. Barnett**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Phillip C. Barnett, II, Kristie M. Barnett, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book _____, Page _____, Register's Office of Williamson County, Tennessee.
201808010074917

Witness my hand and official seal, this the 31 day of July, 2018.

Notary Public
My Commission Expires: 5/07/19

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/07/2019

Amelia Swanson State of Tennessee Notary Public Williamson County