Karen Johnson Davidson County
Batch# 210675 DEEDWARR
03/28/2019 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190328-0027981




(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Robert W Barto
Affiant

Subscribed and sworn to before me, this 27th day of March, 2019.

Michelle W Locke
Notary Public

My commission expires: 9/29/21

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Gatlin Hock and Richard Hock | Highlands Residential Mortgage | 171-03-0A-219.00-CO |
| 122 Carriage Ct | 12001 N. Central Expressway, Ste 950 | |
| Brentwood, TN 37027 | Dallas, Tx 75243 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Robert W. Barto and Sharon D. Barto, husband and wife**

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

**Gatlin Hock, a single man, and Richard Hock, a married man, joint tenants with right of survivorship**

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in WILLIAMSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Revision One Phase Two Section Five of "Carriage Homes of Fredericksburg" Townhomes of Fredericksburg, A Horizontal Property Regime R20 Residential P.U.D. of record in Plat Book 9700, Page 578, as amended in Instrument No. 20000804-0077800, 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 Robert W. Barto and Sharon D. Barto, husband and wife by Warranty deed from Thomas A. McAninch, unmarried of record in Instrument No. 20150622-0059351 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 22, 2015.

This is **improved** property known as **122 Carriage Ct, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for WILLIAMSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, 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.

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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 27th day of March, 2019.

Robert W. Barto

Sharon D. Barto

**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, Robert W. Barto and Sharon D. Barto, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of March, 2019.

Notary Public

My Commission Expires: 9/29/21

SolomonParks File No. 19-000085-525




SP 11/2015

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY