File Box 245

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/09 09:36 2 pgs
Fees:13.00 Taxes:666.00
20090212-0012242

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011
(AFFIX SEAL)

A. B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Barrett, Jr.	M. Lee Barrett, Jr.	Map 120-05-0, Parcel 89.00
(NAME)	(NAME)	
976 Murfreesboro Pike	976 Murfreesboro Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, **M. Lee Barrett, Jr., Executor to the Estate of Rachel S. Barrett and as Successor Trustee of The Malcolm L. Barrett, Sr. and Rachel S. Barrett Trust U/A/D May 30, 1996**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Lee Barrett, Jr. and wife, Pamela K. Barrett**, 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:

Being Lot No. 102 on the plan of Glencliff Estates, Section 2, of record in Book 1130, pages 77 and78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M. L. Barrett by deed from Glencliff Estates, Inc., a Tennessee corporation, of record in Book 2042, page 501, Register's Office for Davidson County, Tennessee. M. L. Barrett, Sr. a/k/a Malcolm L. Barrett, Sr. having since died 11/4/03 in which his interest transferred to The Malcolm L. Barrett, Sr. and Rachel S. Barrett Trust U/A/D May 30, 1996. Rachel S. Barrett, his surviving spouse, disclaimed her interest as set out in Instr. No. 20040803-0093117, Register's Office for Davidson County, Tennessee. Rachel S. Barrett having since died on July 2, 2007 leaving a Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P-1828 and leaving all of her estate to The Malcolm L. Barrett, Sr. and Rachel S. Barrett Trust U/A/D May 30, 1996. The beneficiaries of the residual trust being their three (3) children, Judy Ann Cothran, M. Lee Barrett, Jr. and Nancy Jean Nelms. Judy Ann Cothran filed a Disclaimer of Interest in Decedent's Estate and Trust of record in Instr. No. 20080331-0031490, said Register's Office; M. Lee Barrett, Jr. filed a Disclaimer of Interest in Decedent's Estate and Trust of record in Instr. No. 20080331-0032251, said Register's Office; and Nancy Jean Nelms filed a Disclaimer of Interest in Decedent's Estate and Trust of record in Instr. No. 20080401-0032721, said Register's Office

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2009 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 1130, pages 77 & 78; Sanitary Sewer and/or Storm Drainage Agreement of record in Book 4337, page 135, said Register's Office. Subject to the rights and claims of parties in possession and to any and all leases not of public record. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 414 Southwood Drive, Nashville, TN 37211
(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 hand this 10th day of February, 2009.

M. Lee Barrett, Jr., Executor and Successor Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, M. Lee Barrett, Jr., with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who upon oath acknowledged that he is the Executor to the Estate of Rachel S. Barrett and as Successor Trustee of The Malcolm L. Barrett, Sr. and Rachel S. Barrett Trust U/A/D May 30, 1996, and as such Executor and Successor Trustee is authorized by the Will and the Trust Agreement to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of February, 2009.

Commission expires: October 22, 2011

Ann B. Waddell

ANN B. WADDELL
STATE
Notary Public
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON