WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100057830 DEEDWARR
Recvd: 09/14/10 15:03 2 pgs
Fees:13.00 Taxes:188.70
20100914-0073137

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: October 22, 2013
(AFFIX SEAL)

ANN B. MADDELL NOTARY PUBLIC STATE OF TENNESSEE 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.	160020046.00
(NAME)	(NAME)	
417 Welshwood Drive, Ste. 203	417 Welshwood Dr., Ste. 203	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN, 37211	
(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, dated 5/30/96**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Lee Barrett, Jr.**, 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.173 (prior deed referenced this as Map 160-2, Parcel 46) on the plan of Oak Hill Estates, Section 1 of record in Book 3700, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to J. B. Downey, Trustee, by deed from Sarah S. Stenfel, Marie S. Woolwine, Viola S. Baulch and Elizabeth S. Johnston, of record in Book 3992, page 756, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to M. L. Barrett, and wife, Rachel S. Barrett, by Quitclaim Deed form J. B. Downey, Trustee, of record in Book 5586, page 827, said Register's Office. M. L. Barrett. a/k/a Malcolm Barrett 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

All taxes for 2010 and subsequent years, which are a lien not yet payable, prorated and assumed by the Grantee.
Subject to all matters as set out on the plan of record in Book 3700, page 119, said Register's Office **NOTE**: The note on the plat for Lot 173 is "Not to be used as an individual building site until approved by Government Agencies".
Subject to the restrictive covenants as set out in Book 4122, page 739, Book 4384, page 322, Book 4537, page 496, and Book 5010, page 245, said Register's Office.
Subject to TVA power line easements granted to The United States of America as set out in Book 165, page 565, Book 1174, page 314, Book 1196, page 304, Book 1196, page 306, Book 1207, page 48, and Book 1207, page 50, said Register's Office.
This property is being sold as is.

unimproved ☒

This is improved ☐ property, known as 5304 Forest Acres Drive, Nashville, TN 37220
(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 September, 2010.

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

By: _____
M. Lee Barrett, Jr., Executor & 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 September, 2010.

Commission expires: October 22, 2011

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Ann B. Waddell: Notary Public

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