THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29733-09-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $860,000.00. Affiant Subscribed and sworn to before me this 6th day of October, 2010. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. GERALD G. PATTERSON

My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gavin O'Heir 1 Breckenridge Nashville, TN 37215	Fifth Third Mortgage P.O. Box 630170 Cincinnati, OH 45263	Map and Parcel No.: 158040A12500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn T. Menefee Barbee**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gavin O'Heir and wife, Jennifer ~~L~~ O'Heir** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. * L.

This is improved property located at 1 Breckenridge, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Philip N. Barbee, spouse of Kathryn T. Menefee Barbee, joins in the execution of this instrument to convey any marital interest he may have in subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of October, 2010.

Kathryn T. Menefee Barbee

Philip N. Barbee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kathryn T. Menefee Barbee and Philip N. Barbee,** 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, at office, this 30th day of September, 2010.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

BILL GARRETT, Davidson County
Trans:T20100064043 DEEDWARR
Recvd: 10/08/10 12:07 2 pgs
Fees:13.00 Taxes:3182.00

20101008-0080993

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Minor Revision Lots 60 and 67 Section Three Otterwood, as of record in Plat Book 8250, page 762, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathryn T. Menefee by deed dated 2/28/2002 from Steven E. Collier and wife, Allison Collier of record in Instrument No. 20020304-0026774, Register's Office for Davidson County, Tennessee. The said Kathryn T. Menefee having since married and now being known as Kathryn T. Menefee Barbee.

This conveyance is made subject to:

1. Taxes for the year 2010, which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Otterwood of record in Book 7260, page 483, amended in Book 8762, page 199, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Otterwood Homeowner's Association, Inc. of record in Book 7292, page 315, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 790, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 8250, page 762, Register's Office for Davidson County, Tennessee.
6. Amendment and Relocation of Joint User Access Easement of record in Book 10330, page 873, Register's Office for Davidson County, Tennessee.
7. Easement for transmission line to USA of record in Book 2248, page 618, Book 2249, page 86 and Book 2271, page 196, Register's Office for Davidson County, Tennessee.