ADDRESS NEW OWNER:
Richard M. Luffman
Orfa Aracely Rodriguez-Flores
2205 Roschaven Drive
Nashville, TN 37211

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
118-04-0 109

BILL GARRETT, Davidson County
Trans:T20120043884 DEEDWARR
Recvd: 06/14/12 10:05 2 pgs
Fees:13.00 Taxes:374.81
20120614-0052043

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Randy Barrett, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Richard M. Luffman and Orfa Aracely Rodriguez-Flores, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 44, on the plan of Hurdwood Heights, Section 2, of record in Book 2330, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Clarence A. Thompson and wife, Barbara B. Thompson and Randy Barrett, as joint tenants with rights of survivorship from Robert McAdoo Veile and wife, Jeanette F. Veile, by Warranty Deed recorded on March 19, 1997, in Book 10385, Page 335, Register's Office for Davidson County, Tennessee. The said Clarence A. Thompson and wife, Barbara B. Thompson, conveyed their interest to Randy Barrett by Quitclaim Deed recorded on September 18, 2002, in Instrument No. 20020918-0113692, Register's Office for Davidson County, Tennessee.

This is property with a common address of **2205 Rosehaven Drive, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book _Book 2330, Page 38, said Register's office and all matters therein.

PROPERTY CONVEYED "AS IS."

Tammy R. Barrett, spouse of Randy Barrett, joins in this conveyance to convey any and all interest she may have in said property including but not limited to an marital rights therein.

TRB

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of June, 2012.

Randy Barrett

Tammy R. Barrett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Randy Barrett, married, and wife, Tammy R. Barrett,** with whom I am personally acquainted, or who 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 and official seal at office this **12th** day of **June 2012.**

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAY 6, 2013

File No. 1206-112

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $101,300.00.

Affiant

Subscribed and sworn before me this 12th day of June, 2012.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013