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. 30830-09-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $346,500.00. Affiant Subscribed and sworn to before me this 10th day of October, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Matthew A. Mason 2122 W. Linden Avenue Nashville, TN 37212	**Send Tax Bills To:** Farmington Financial Group, LLC 2002 richard Jones Road #300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 104 150 26000

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, **Wayne F. Barnette and wife, Ann M. Barnette**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew A. Mason and wife, Sarah L. Mason** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2122 W. Linden Avenue, Nashville, TN 37212

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.

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 10th day of October, 2012.

Wayne F. Barnette

Ann M. Barnette

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Wayne F. Barnette and Ann M. Barnette**, 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 10th day of October, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20120077302 DEEDWARR
Recvd: 10/11/12 09:50 2 pgs
Fees:13.00 Taxes:1282.05

20121011-0093143

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Linden Place, of record in Plat Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Wayne F. Barnette and wife, Ann M. Barnette, by deed dated March 29, 1979, from Eylar L. Newton and wife, Carol Vargo Newton, of record in Book 5412, page 488, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee.