This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans: T20130044922 DEEDWARRSP
Recvd: 05/30/13 10:33 3 pgs
Fees: 18.00 Taxes: 368.89
20130530-0054332

ADDRESS NEW OWNER:
~~Malcolm Lee Barrett~~ Malcolm Lee Barrett, Jr.
417 Wellswood Drive, ~~#403~~ 203
Nashville, TN 37211

SEND TAX BILL:
~~Malcolm Lee Barrett~~ Malcolm Lee Barrett, Jr.
417 Wellswood Drive, ~~#403~~ 203
Nashville, TN 37211

MAP AND PARCEL:
13501008600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 99,700.00.

Peggy D Mathes
AFFIANT

Subscribed and sworn to before me this 16th day of May, 2013.

Ann B Waddell
NOTARY PUBLIC

ANN B. WADDELL STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Kenneth K. Tanaka,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-283, has this day bargained and sold, and do hereby transfer and convey unto **Malcolm Lee Barrett, Jr., married**, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 318 Ladybird Drive, Nashville, TN 37217.

And now **Peggy D. Mathes, Administrator of the Estate of Kenneth K. Tanaka,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Malcolm Lee Barrett, Jr., married**, his heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of May, 2013.

Estate of Kenneth K. Tanaka
By: Peggy D. Mathes
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Kenneth K. Tanaka,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-283 the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 16th day of May, 2013.

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

NOTARY PUBLIC

My Commission Expires: 10/5/15

File No.: 2013-054

EXHIBIT A

Being Lot No. 99 on the plan of Town Park Estates of record in Book 3300, pages 64 and 65, 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 Kenneth K. Tanaka, unmarried, by deed from James O. Oliver and wife, Nancy Carole Oliver of record in Book 6109, page 56, Register's Office for Davidson County, Tennessee. Kenneth K. Tanaka having died January 21, 2012, testate. His Last Will and Testament having been entered into the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 12P-283. An Agreed Order to Sell Real Property was entered into to the court for Peggy D. Mathes as Administrator to sale the property at auction and to divest title out of the decedent's estate and to vest title in the buyer.

This property is being sold as is.

This conveyance is subject to 2013 taxes prorated and assumed by the Grantee; all matters on the plan of record in Book 3300, pages 64 & 65, restrictive covenants as set out in Book 6274, page 144, said Register's Office. Subject to the rights and claims of parties in possession.