(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00

Merry Lee Monroe
Affiant

Subscribed and sworn to before me, this 27th day of September, 2013

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130084258 DEEDWARR
Recvd: 09/30/13 12:26 2 pgs
Fees:13.00 Taxes:974.95
20130930-0102322

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky D. Monroe	Fifth Third Mortgage	171-04-0C
(NAME)	(NAME)	(MAP)
811 Barrington Place Drive	3360 Main Street	063.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Patricia F. Myatt, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ricky D. Monroe and Merry Lee Monroe, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 63 of Barrington Place, a Horizontal Property Regime with Private Elements located on Barrington Place Drive, in Brentwood, TN, together with Easements as shown on in Exhibit "B" to the Master Deed and By-Laws of Barrington Place, of record in Instrument No. 20050914-0110701 as re-recorded in Instrument No. 20051025-0128696, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenance to said town home as set forth in said Master Deed and By-Laws. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Barrington Place, contained in the Master Deed and ByLaws recorded in Instrument No. 20050914-0110701 as re-recorded in Instrument No. 20051025-0128696 said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Patricia F. Myatt and Faye S. Myatt as joint tenants with right of survivorship, by Special Warranty Deed from Newmark Homes, LP, a Texas Limited Partnership, of record at Instrument No. 20060202-0012854, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Patricia F. Myatt by Quitclaim Deed from Patricia F. Myatt and Faye S. Myatt, as joint tenants with right of survivorship, of record at Instrument No. 20061227-0159112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 811 Barrington Place Drive, Brentwood, Tennessee 37027

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,

Witness my/our hand(s) this 13th day of September, 2013.

Patricia F. Myatt

Patricia F. Myatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Patricia F. Myatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of September, 2013.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN