ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
M. Lee Barrett, Jr. 976 Murfreesboro Pike Nashville, TN 37217	**New Owner**	**Map and Parcel** 120-13-0-090.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		14592 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Marshall Gupton and wife, Lynda M. Gupton (The "Grantors") have bargained and sold, and by these presents do transfer and convey M. Lee Barrett, Jr., a married woman (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 21-B, SECTION 3, PLAN OF ZONE LOT DIVISION OF LOTS 14, 17, 19 AND 21, SEVEN OAKS ESTATES, as shown on plat of record in Plat Book 5200, Page 760 and Plat Book 6250, Page 599, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marshall Gupton and wife, Lynda M. Gupton by Deed from David C. Rutherford, Jr. and Melissa Rutherford, husband and wife, recorded on the 19th day of July, 1993 in Deed Book 9017, Page 863, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved real property located on 1008 Tara Ann Court, Nashville, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130106543 DEEDWARR
Recvd: 12/23/13 13:11 2 pgs
Fees:13.00 Taxes:192.86
20131223-0129377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $52,125.00.

Affiant

ROBERT J. NOTESTINE III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 18 day of December, 2013.

Notary Public

Commission Expires: My Comm. Expires May 8, 2017

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

And Grantors do covenant with the said Grantee that the 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 hereinabove.

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

Witness my hand this 18th day of December, 2013.

Marshall Gupton

Lynda M. Gupton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Marshall Gupton and wife, Lynda M. Gupton whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 18th day of December, 2013.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017