Box 14

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of January, 2014. Notary Public MY COMMISSION EXPIRES: 9/11/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140001484 DEEDWARR
Recvd: 01/08/14 09:08 2 pgs
Fees:13.00 Taxes:1106.30
20140108-0001939

TIFFANY CARVALHO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Maureen Gallagher	Farmington Financial Group	171 04 0C 016.00CO
(NAME)	(NAME)	
834 Barrington Place Drive	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37215	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Terry L Butler and wife, Shirley A Butler**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Maureen Gallagher, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Terry L. Butler and wife, Shirley A. Butler by Special Warranty Deed dated December 14, 2006 from Newmark Homes, LP, a Texas Limited Partnership, filed of record in Instrument No. 20061219-0156098, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 834 Barrington Place Drive, Brentwood, TN 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 Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **7th** day of **January, 2014.**

Terry L. Butler

Shirley A. Butler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Terry L. Butler and WIFE, Shirley A. Butler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **January, 2014.**

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY