ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Kristina Wood 1400 Latimer Lane Hendersonville, TN 37115	New Owner	Map and Parcel 051-08-0 127.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		
		Box 26b 14526

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, The Estate of Rachel S. Barrett (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Kristina Wood (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: Situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot B, MAP OF DUE WEST MONTAGUE, as shown on plat of record in Plat Book 421, Page 152, 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 by Warranty Deed from B. H. Watson and wife, Laura Watson to M. L. Barrett and wife, Rachel S. Barrett as recorded on the 11th day of December, 1985 in Deed Book 6732, Page 835; Quitclaim Deed from M. L. Barrett and wife, Rachel S. Barrett, Individually to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996, of the Barrett Joint Revocable Living Trust Agreement as recorded on the 28th day of June, 1996 in Deed Book 10103, Page 191; Affidavit of Heirship as recorded in Instrument Nos. 20120127-0007830 and 20120127-0007831, 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 113 E. Due West Avenue, Madison, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $40,900.00.

Affiant

Subscribed and sworn to before me this 31st day of ~~December~~ January, 2014.

Notary Public

Commission Expires: ?

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

BILL GARRETT, Davidson County
Trans:T20140001540 DEEDWARR
Recvd: 01/08/14 10:47 2 pgs
Fees:13.00 Taxes:151.33
20140108-0002018

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

And Grantor does covenant with the said Grantees that the Grantor is 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 Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 11th day of December, 2013.

The Estate of Rachel S. Barrett

By: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, M Lee Barrett Jr whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of The Estate of Rachel S. Barrett and that he as such Executor executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as Executor.

WITNESS my hand and official seal of Nashville, Tennessee, on this 11th 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