File Box 24B

BILL GARRETT, Davidson County
Trans:T20140016794 DEEDWARRSP
Recvd: 03/12/14 13:33 4 pgs
Fees:23.00 Taxes:98.05
20140312-0020769

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

ADDRESS NEW OWNER:
Alondra N. Benavides
130 Garrett Road
Monterey, TN 38574

SEND TAX BILL:
Alondra N. Benavides
130 Garrett Road
Monterey, TN 38574

MAP AND PARCEL:
16400016400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 26,500.00.

Alondra N Benavides
AFFIANT

Subscribed and sworn to before me this 11th day of March, 2014.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL
NOTARY PUBLIC
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, **Malcolm Lee Barrett, Jr., Successor Trustee of the Restatement of The Barrett Trust, U/D/A 5/30/96,** with full power to transfer and convey without the joinder of any beneficiaries, has this day bargained and sold, and do hereby transfer and convey unto **Alondra N. Benavides**, her 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 unimproved property known 12359 Old Hickory Boulevard, Antioch, TN 37013.

And now **Malcolm Lee Barrett, Jr., Successor Trustee of the Restatement of The Barrett Trust, U/D/A 5/30/96,** 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 **Alondra N. Benavides**, her 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 11th day of March, 2014.

By: _____
Malcolm Lee Barrett, Jr., Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Malcolm Lee Barrett, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as **Successor Trustee of the Restatement of The Barrett Trust, U/D/A 5/30/96,** the bargainor, and as such Successor Trustee, being so authorized by the Trust Agreement, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 11th day of March, 2014.

_____
NOTARY PUBLIC

ANN WADDELL STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

File No.: 2014-009

EXHIBIT A

Land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, described according to a map made by Z. J. Wilkinson, Surveyor, October 13, 1953, as follows:

Beginning at a point on the southerly margin of Old Hickory Boulevard, 470 feet easterly from the northeast corner of the property conveyed to Anna Belle Whitley Reeves by deed from J. E. Hill and wife, of record in Book 1637, page 291, said Register's Office, said point being also 420 feet westerly from the northwest corner of the property conveyed to Monroe Marion Buckner and wife, by deed from Hubert C. Bratton and wife, of record in Book 2143, page 427, said Register's Office; thence at right angles to said Old Hickory Boulevard, South 23 deg. West 521 feet to a point on the southerly margin of said Boulevard, said point being 220 feet easterly from the northeast corner of said Anna Belle Whitley Reeves property; thence with the southerly margin of said Boulevard, North 67 deg. East 250 feet to the beginning, containing 3.30 acres, more or less.

Being the same property conveyed to Malcolm L. Barrett and wife, Rachal Barrett a/k/a Racel S. Barrett, by deed from Joseph H. Wilhoite and wife, Lorine H. Wilhoite of record in Book 3347, page 603, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that portion of the property conveyed to James Melton and wife, Virginia Melton of record in Book 4190, page 419, RODC, TN, described as follows:

Land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, dated August 30, 1967, as follows:

Beginning at a point on the southerly margin of Old Hickory Boulevard 620.0 feet from the northeast corner of the property conveyed to Anna Belle Whitley Reeves by Deed form J. E. Hill and wife, of record in Book 1637, page 291, said Register's Office; thence South 23 deg. 50' East 90.0 feet to an iron pin; thence 66 deg. 10' East 10. feet to an iron pin; thence South 23 deg. 50' East 10.00 feet to an iron pin; thence South 66 deg. 10' West to an iron pin; thence South 23 deg. 50' East 300.00 feet to an iron pin, thence South 66 deg. 10' West 150.0 feet to an iron pin in a fence row, South 23 deg. 50' East 121.0 feet to an iron pin; thence North 66 deg. 10' East 250.0 feet to an iron pin in a fence row; thence North 23 deg. 50' West 521.0 feet to an iron pin in the southerly margin of Old Hickory Boulevard; thence along said southerly margin of Old Hickory Boulevard, South 66 deg. 10' West 100.0 feet to the point f beginning, containing 1.62 acres, more or less.

Malcolm. L. Barrett a/k/a Malcolm L. Barrett, Sr. having since died 11/4/03 in which his interest transferred to The Malcolm L. Barrett, Sr. and Rachel S. Barrett Trust U/A/D May 30, 1996. Rachel S. Barrett, his surviving spouse, disclaimed her interest as set out in Instr. No. 20040803-0093117, Register's Office for Davidson County, Tennessee. Rachel S. Barrett having since died on July 2, 2007 leaving a Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P-1828 and leaving all of her estate to The Restatement of The Barrett Trust, U/A/D May 30, 1996. The beneficiaries of the residual trust being their three (3) children, Judy Ann Cothran, M. Lee Barrett, Jr. and Nancy Jean Nelms. Judy Ann Cothran filed a Disclaimer of Interest in Decedent's Estate and Trust of record in Instr. No. 20080331-0031490, said Register's Office; M. Lee Barrett, Jr. filed a Disclaimer of Interest in Decedent's Estate and Trust of record in Instr. No. 20080331-0032251, said Register's Office; and Nancy Jean Nelms filed a Disclaimer of Interest in Decedent's Estate and Trust of record in Instr. No. 20080401-0032721, said Register's Office

File No.: 2014-009

This is the same legal descriptions as used in the prior Deeds.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantees. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record. Subject to any and all claims, debts, unpaid taxes and The Bureau of TennCare against the Estate of Rachel S. Barrett.

This property is being sold as is.