RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: JH140138

BILL GARRETT, Davidson County
Trans: T20140022820 DEEDWARR
Recvd: 04/04/14 10:07 2 pgs
Fees: 13.00 Taxes: 1135.53
20140404-0028160

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2014.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah S. Barrett 1225 Kenmore Place Nashville, TN 37216	Same address as new owner	072-07-0-082.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Six Thousand Nine Hundred and 00/100 Dollars ($306,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JUSTIN LETT AND WIFE, HEATHER LETT**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **SARAH S. BARRETT AND JASON BARRETT, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the easterly 46 feet of Lot No. 86 and the westerly 32 feet of Lot No. 87 on the Plan of Kenmore Place, of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of Kenmore Place (formerly Warner Avenue) 46 feet west of the common corner of Lot Nos. 86 and 87; thence northerly parallel to the line between said lots, 615 feet, more or less, to a point; thence easterly 1 fool to a point; thence southerly 132 feet to the center of a branch, being an inner corner of Lot No. 86; thence along the north line of Lot Nos. 86 and 87 easterly 77 feet to a point 32 feet west of the common corner of said Lot Nos. 86 and 87; thence southerly parallel to the line between said lots, 484.5 feet, more or less, to the northerly margin of Kenmore Place (formerly Warner Avenue); thence with the margin of same, westerly 79 feet to the point of beginning.

Being the same property conveyed to Justin Lett and wife, Heather Lett, by Warranty Deed from Timothy J. Baskin and wife, Kelly Baskin, dated 10/28/2009, recorded 11/5/2009, of record in Instrument No. 20091105-0102334, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1225 Kenmore Place, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 31st day of March, 2014.

JUSTIN LETT

HEATHER LETT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Justin Lett and wife, Heather Lett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of March, 2014.

Notary Public

Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY