ADDRESS NEW OWNER:
Sierra Barnett
Kevin Barnett
3089 Elm Hill Pike
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20140024313 DEEDWARR
Recvd: 04/10/14 12:55 2 pgs
Fees:13.00 Taxes:651.20
20140410-0030090

MAP & PARCEL NOS.:
10800013400

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Amanda Jean LaQuiere Rodriguez FKA Amanda Jean LaQuiere and David S. Rodriguez, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sierra Barnett and Kevin Barnett, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Tract 1: Land in Davidson County, Tennessee, being part of Lot 6 in the Division of the lands of John Blair, deceased, of record in Minute Book "F", Page 44, of the County Court for said county.

Beginning in the center of Elm Hill Pike, at a point 358 feet eats of the northwest corner of the property conveyed to Georgia Hobson Colyar, a widow, by deed from Marguerite Hobson and Mary Frances Hobson, of record in Book 2447, Page 169, Register's Office for said County, said point being 200 feet west of Blair's northwest corner and Colyar's northeast corner; thence with the center of said Pike south 86 degrees 15 minutes east 100 feet to a point; thence south 2 degrees 25 minutes west 300 feet to an iron pin; thence north 86 degrees 15 minutes west 100 feet to an iron pin; thence North 2 degrees 25 minutes east 300 feet to the point of beginning.

Tract 2: Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the map of the Division of the Lands of John Blair, deceased, of record in Minute Book "F", Page 440, County Court for said County, described according to a survey made by T. R. Sanford, Surveyor, April 25, 1961, as follow:

Beginning at a point in the center of Elm Hill Pike at the northeast corner of the property conveyed to John William Shankle and wife, by deed from Georgia Hobson Colyar, as of record in Book 3224, Page 441, Register's Office for said County; thence with said Shankle's easterly line south 2 degrees 25 minutes west 300 feet to an iron pin; thence south 86 degrees 15 minutes east 100 feet to a rock with a cross cut thereon in Will Blair's westerly line; thence with Will Blair's westerly line north 2 degrees 25 minutes west 300 feet to the center of said Pike; thence with the center of said Pike north 86 degrees 15 minutes west, 100 feet to the beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance from Samuel C. Lake and wife, Katherine L. Lake to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8394, Page 911, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to David S. Rodriguez, an unmarried man, by Warranty Deed dated July 29, 2005, from Samuel C. Lake and wife, Katherine L. Lake, of record in Instrument No. 20050809-0093810, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Amanda Jean LaQuiere and husband, David S. Rodriguez by deed in Instrument No. 20080201-0010861, said Register's Office.

Amanda Jean LaQuiere is one and the same person as Amanda Jean LaQuiere Rodriguez.

This is property with a common address of **3089 Elm Hill Pike, Nashville, TN 37214.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Minute Book F, Page 440, County Court for Davidson

County, Tennessee; (3) Restrictive Covenants of record in Book 3224, Page 441, and Book 3377, Page 89, said Register's Office; (4) Easement for Right of Way of Elm Hill Pike; (5) Sell Off to Metro Government for Right of Way and Temporary Construction Easement in Book 8394, Page 911, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that 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 herein.

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of March, 2014.

Amanda Jean LaQuiere Rodriguez FKA Amanda Jean LaQuiere

David S. Rodriguez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Amanda Jean LaQuiere Rodriguez FKA Amanda Jena LaQuiere and David S. Rodriguez, wife and husband,** with whom I am personally acquainted, or who 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 official seal at office this **31st** day of **March 2014.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

File No. 1403-055

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $176,000.00.

Affiant

Subscribed and sworn before me this 31st day of March, 2014.

Notary Public
My Commission Expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY