{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Benjamin Ross Kelly	{New Owner	}098130c02200co }
{5863 Seven Points Trace	{	} }
{Hermitage, TN 37076	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205		}

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, M. Lee Barrett, Jr., a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Benjamin Ross Kelly, a single person (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:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Phase One The Meadows of Seven Points, as of record in Plat Book 11700, pages 18-20, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to M. Lee Barrett, Jr. by Bankruptcy Trustee's Deed of record in Instrument Number 20161216-0132358, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved real property commonly known as 5863 Seven Points Trace, Hermitage, Tennessee 37076.

This conveyance is subject to the following:

1. County Taxes for the year 2017 for Davidson County, Tennessee.
2. Matters shown on the plat, of record in Book 11670, page 822, said Register's Office for Davidson County, Tennessee.
3. Covenants as shown of record Book 11670, page 822, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement as shown of record in Bok 11681, page 411, said Register's Office for Davidson County, Tennessee.
5. Right of Way Agreement as shown of record in Book 469, page 476, said Register's Office for Davidson County, Tennessee.
6. Charter of Meadows of Seven Points HOA as shown of record in Instrument No. 20000322-0028986, Register's Office for Davidson County, Tennessee.
7. Deed to Meadows of Seven Points HOA as shown of record in Instrument No. 20150414-0032770, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170013618 DEEDWARR
Recvd: 02/15/17 08:29 2 pgs
Fees:13.00 Taxes:1061.53
20170215-0015464

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $286,900.00.)
( )
(Affiant)
(Subscribed and sworn to before me)
(this 10th day of February, 2017.)
( )
(Notary Public)
((My Commission Expires: 1-6-19)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

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

And Grantor does covenant with the said Grantee 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 himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of February, 2017.

M. Lee Barrett, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared M. Lee Barrett, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 10th day of February, 2017.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO