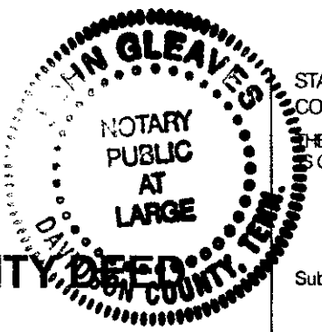


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 36619 **DEEDWARR**
12/13/2017 09:46:27 AM 2 pgs
Fees: $13.00 Taxes: $473.60

20171213-0126925

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Leist	New Owner (NAME)	
5681 Eatons Creek Rd (ADDRESS)	(ADDRESS)	034-05-0-006.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Gary Barrington, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott Leist, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF LOT NO. 39 ON THE MAP OF BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY LEWIS D. JUSTICE, SURVEYOR, APRIL 4, 1952, AS FOLLOWS:
BEGINNING IN THE CENTER OF ALTA LOMA DRIVE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO WILLIAM I. SHARBER AND WIFE, THELMA H. SHARBER BY DEED FROM GEORGE P. HOWELL AND WILLIAM H. HOWELL, OF RECORD IN BOOK 2241, PAGE 375, SAID REGISTER'S OFFICE; THENCE WITH THE CENTER OF SAID ALTA LOMA DRIVE NORTH 80 DEGREES 30' WEST 110 FEET TO A POINT; THENCE NORTH 8 DEGREES 10' EAST 700 FEET TO A STAKE; THENCE SOUTH 62 DEGREES 15' EAST 87 FEET TO A POINT IN THE NORTHWEST CORNER OF THE SAID SHARBER PROPERTY; THENCE WITH SHARBER'S WESTERLY LINE 675 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY BARRINGTON AND WIFE, TRACY BARRINGTON BY WARRANTY DEED FROM JAMES H. WHITE AND FRANCES R. FRAZOR, BEING THE ONLY HEIRS AT LAW OF REBECCA L. WHITE, DECEASED OF RECORD IN BOOK 9537, PAGE 546, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO GARY BARRINGTON BY QUITCLAIM DEED FROM TRACY BARRINGTON OF RECORD IN BOOK 11477, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 307 Alta Loma Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of December, 2017.

WARRANTY DEED
(Continued)

Gary Barrington

STATE OF Texas

COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Barrington, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of December, 2017.

Notary Public

My Commission Expires:

TIMOTHY JAY GONZALES NOTARY PUBLIC STATE OF TEXAS NOTARY ID 129284651 01/25/2021

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-DS-11-2017-H