STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-5465

Karen Johnson Davidson County
Batch# 245983 DEEDWARR
06/20/2019 09:55:51 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20190620-0059497

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rebecca Turner (NAME)	New Owner (NAME)	60-2-45
5007 Timber Trail Drive (STREET ADDRESS)	(STREET ADDRESS)	
Mt Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Patricia Jean Gannon, Rachel Nicole Lowe and Donna Michelle Clifton, Heirs at Law of Emma June Barrett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Turner, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No 19 on the Plan of Section I, Parkwood Estates, as of record in Book 2900, Pages 119 and 120, Register's Office for said County, and described as follows:

Beginning at point in the northerly margin of Richmond Hill Drive, at the corner of Lots 19 and 20; thence with the line between said lots, northerly 121.9 feet to a point; thence easterly 129.8 feet to a point in the westerly margin of Moorewood Drive; thence with the margin of the same, southerly 90 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the northerly margin of Richmond Hill Drive; thence with the margin of the same, westerly 88 feet to the point of beginning.

Being the same property conveyed to William M. Barrett and wife, Emma June Barrett, by deed from Grady N. Everett and wife, Johnnie V. Everett, of record in Book 3640, Page 399, dated September 30, 1963, Register's Office for said County. The said William M. Barrett predeceased his wife and title vested in Emma June Barrett as surviving tenant by the entirety. The said Emma June Barrett died intestate on February 5, 2019. See also Probate No. 19P386 of record in Probate Court of Davidson County, Tennessee. The Administrator of the Estate, Patricia Jean Gannon, was authorized to sell the real property per Court Order.

Being the same property conveyed to Patricia Jean Gannon, Rachel Nicole Lowe, and Donna Michelle Clifton, Heirs at Law of Emma June Barrett by Deed dated March 8, 2019 from Affidavit of Heirship, recorded March 13, 2019, in Instrument Number 20190313-0022902, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 119-120, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 3136, page 52 and Book 3253, page 591, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3104 Richmond Hill Drive, Nashville, TN 37207.

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. Whenever 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 17th day of June, 2019.

Patricia Jean Gannon, Heir at Law

Rachel Nicole Lowe, Heir at Law

Donna Michelle Clifton, Heir at Law

Estate of Emma June Barrett

By: Patricia Jean Gannon
Patricia Jean Gannon, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2019, before me personally appeared Patricia Jean Gannon, Rachel Nicole Lowe, and Donna Michelle Clifton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2019.

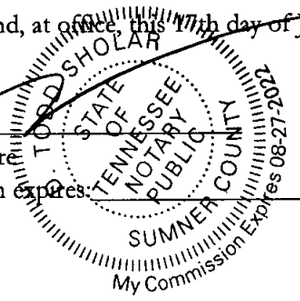
TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2019, before me personally appeared Patricia Jean Gannon, Personal Representative for the Estate of Emma June Barrett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2019.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066