WARRANTY DEED

Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
60801 34

Davidson County DEEDWARR
Recvd: 04/16/08 12:17 2 pg:
Fees:13.00 Taxes:943.50

20080416-0038480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/27/10
(AFFIX SEAL)

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Ways	New Owner	Map 171-4-C
(NAME)	(NAME)	
823 Barrington Place		Parcel 57 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **JOYCE HARDY MARSHALL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS WAYS AND WIFE, GAIL WAYS**, 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:

Land in Davidson County, Tennessee, being Lot No. 57 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property. Said Plan prepared by Anderson, Delk, Epps & Associates, Inc., R.L.S. No. 1660, 618 Grassmere Park Dr., Suite 4, Nashville, Tennessee 37211.

Being the same property conveyed to Joyce Hardy Marshall by Special Warranty Deed from Newmark Homes, LP, a Texas limited partnership, of record in Instrument #20060404-0038118, Register's Office of Davidson County, Tennessee. Timothy J. Marshall conveyed any interest he may have had in said property to Joyce Hardy Marshall by Quitclaim Deed of record in Instrument #20060404-0038119, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the Master Deed and Bylaws of record in Instrument #20050914-0110701 and Instrument #20051025-0128696, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 823 Barrington Place, Brentwood, Tennessee 37027
(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 hand this 3RD day of April, 2008.

Joyce Hardy Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Hardy Marshall, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3RD day of April, 2008.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011