Davidson County DEEDWARR
Recvd: 05/01/08 13:00 2 pgs
Fees:13.00 Taxes:954.60

20080501-0044518

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $258,000.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF APRIL, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES

INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 250 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02622 KENT JRV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Julie Kent	same	171-4C-54.0000
829 Barrington Place Drive		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHEA HARDMAN, AND WIFE, PAULA HARDMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JULIE KENT, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 829 Barrington Place Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 23rd day of April, 2008.

Shea Hardman

Paula Hardman

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, SHEA HARDMAN AND PAULA HARDMAN, the bargainor(s), with whom I am personally acquainted (or 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 Strongsville, Ohio, this 23rd day of April, 2008.

Notary Public Carla M Phelps nka Carla Barnes

My Commission Expires: 9-18-08

NOTARIAL SEAL STATE OF OHIO

nka Carla Barnes
CARLA M. PHELPS
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 9-18-08

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS. BEING LOT NO. 54 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 PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM NEWMARK HOMES, L.P., A TEXAS LIMITED PARTNERSHIP TO SHEA HARDMAN AND WIFE, PAULA HARDMAN AS RECORDED ON THE 25TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060525-0061706; PART OF SPECIAL WARRANTY DEED FROM MAYFAIR DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO NEWMARK HOMES, L.P. AS RECORDED ON THE 18TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060118-0006622; PART OF WARRANTY DEED FROM HARRY J. ADAMS, JR., AND WIFE, MARILYN D. ADAMS TO MAYFAIR DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 20TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040920-0112515; PART OF WARRANTY DEED FROM SARAH A. DUNN, AN UNMARRIED PERSON, AND JOHN H. DUNN, JR., A MARRIED PERSON TO MAYFAIR DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 20TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040920-0112516 AND PART OF WARRANTY DEED FROM JOHN MOORE AND AMY CROSS NANCE, TRUSTEES UNDER THE JOHN MOORE AND SUE MOORE LIVING TRUST AGREEMENT DATED FEBRUARY 9, 2004 TO MAYFAIR DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 20TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040920-0112517, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.