File No. 290100716

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/09 09:57 2 pgs
Fees:13.00 Taxes:1158.10
20090205-0009864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Jane M. Higgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/18/09

(AFFIX SEAL)

DONALD R BARRETT JR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jane M. Higgins | Jane M. Higgins | 171-4-C-12.00 |
| (NAME) 822 Barrington Place Drive | (NAME) P.O. Box 1187 ~~822 Barrington Place Drive~~ | |
| (ADDRESS) Brentwood, Tennessee 37064 | (ADDRESS) Brentwood, Tennessee ~~37064~~ 37024 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Rod VanWagoner and wife, Tamara J. VanWagoner, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jane M. Higgins, an unmarried woman, hereinafter called the grantee(s), 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. 12 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Barrington Place, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Rod VanWagoner and wife, Tamara J. VanWagoner by Warranty Deed dated October 9, 2008, filed October 14, 2008, from Steven A. Eaves, Unmarried, of record by Instrument No. 20081014-0103413, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid.

Master Deed and By-Laws of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, PUD Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 822 Barrington Place Dr., Brentwood, TN 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 29th day of January, 2009.

Rod VanWagoner

Tamara J. VanWagoner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rod VanWagoner and Tamara J. VanWagoner, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 1/29/2009.

Witness my hand at office this 29th day of January, 2009.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File Number: 290100716**

**RETURN TO:**
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064