Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100016672 DEEDWARR
Recvd: 03/22/10 15:00 2 pgs
Fees:13.00 Taxes:943.50

24271

20100322-0021451

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF March, 2010.

(Affix Seal) Notary Public

My Commission Expires: My Commission Expires April 17, 2010

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sharling C. Grummon	New Owner	
813 Barrington Place Drive		Map 171-04-C, Parcel 62CO
Brentwood, TN 37027		

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 consideration, the receipt of which is hereby acknowledged, EDWIN WELBURN BENSON III AND WIFE, JENNIFER D. BENSON, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto SHARLING C. GRUMMON, UNMARRIED, hereinafter called the GRANTEE(S), her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Townhome No. 62 of Barrington Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as shown in Exhibit "B" to the Master Deed and By-Laws of Barrington Place of record in Instrument 200509140110701 as re-recorded in Instrument 200510250128696, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Townhome as set forth in said Master Deed and By-Laws.

Being the same property conveyed to Edwin Welburn Benson, III and wife Jennifer D. Benson by deed from James H. Whittaker and wife Shirley D. Whittaker of record in Instrument 200603310036730, Register's Office for Davidson County, Tennessee, dated March 30, 2006.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2010 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 171-04-C, Parcel 62.00C0.
b. Master Deed and By-Laws for Barrington Place of record in Instrument 200509140110701, as re-recorded in Instrument 200510250128696, Register's Office for Davidson County, Tennessee.
c. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 7026, page 756, Book 7121, page 197, Book 7883, page 319 and Book 7883, page 323, Register's Office for Davidson County, Tennessee.
d. Stormwater Detention Agreement in Instrument 200409070107770, Register's Office for Davidson County, Tennessee.
e. Easement stated in Deed of record in Book 3280, page 373, Register's Office for Davidson County, Tennessee.
f. Subject to the right of way of Old Hickory Boulevard and Dunn Lane,
g. Rights of others in & to the common areas and/or elements.

This is (X) improved property known as 813 Barrington Place Drive, Brentwood, Tennessee 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(S), their heirs and assigns forever; and the GRANTOR(S), 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 that 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), 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 18th day of March, 2010:

Edwin Welburn Benson III

Jennifer D. Benson by Edwin Welburn Benson III,
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named EDWIN WELBURN BENSON III, the 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 at Nashville, Tennessee, this 18th day of March, 2010.

Notary Public

My Commission Expires: 4-28-13

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of March, 2010, before me personally appeared Edwin Welburn Benson III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer D. Benson, and who acknowledged that he executed the same as the free act and deed of said Jennifer D. Benson by virtue of the Power of Attorney, duly executed by the said Jennifer D. Benson and appearing of record in Book Instrument No. *, of the Register's Office for Davidson County, Tennessee. *20100322-0021450

Witness my hand this 18th day of March, 2010, in Nashville, Tennessee.

Notary Public

My Commission Expires: 4-28-13

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013