WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $192,850.00.

Affiant

Subscribed and sworn to me on July 29, 2011.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25050SP

Davidson County DEEDWARR
Recvd: 08/01/11 15:18 3 pgs
Fees:18.00 Taxes:713.55
20110801-0058976

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Corbi Parker 831 Barrington Place Drive Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	171-04-C-53

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ralph Barrett, an unmarried man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Corbi Parker, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 53 of Barrington Place, a Horizontal Property Regime with Private Elements located on Barrington Place Drive, Brentwood, TN, together with easements as shown on and in Exhibit "B" to the Master Deed and By-Laws of Barrington Place of record as Instrument No. 20050914-0110701, re-recorded as Instrument No. 20051025-0128696 in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said town home as set forth in said Master Deed and By-Laws to which reference is made for more complete and accurate description.
>
> Being the same property conveyed to Ralph Barrett, an unmarried man, by Deed from Newmark Homes, L.P., a Texas limited partnership, of record as Instrument No. 20060512-0055878 in the Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
> 2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to

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 as Instrument No. 20050914-0110701, as corrected by Instrument No. 20051025-0128696 in the Register's Office for Davidson County, Tennessee.

3. Boundary Survey of record as Instrument No. 20050404-0036360 in said Register's Office.
4. Easement to BellSouth Telecommunications, Inc., of record as Instrument No. 20051109-0135895 in said Register's Office.
5. Easements of record in Book 7026, page 5756; Book 7121, page 197, and Book 7883, page 323, in said Register's Office.
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 831 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he 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 herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on July 29, 2011.

Ralph Barrett

By: _____

Ronald L. Barrett, His Attorney-In-Fact

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 Ronald L. Barrett, 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 on behalf of Ralph Barrett, as his Attorney in Fact, as the free act and deed of the within named Ralph Barrett. Witness my hand and official seal on July 29, 2011.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE