WARRANTY DEED

BOX 50-B RETURN TO:
PREPARED BY:
BANKE TITLE & ESCROW C
WEST END AVE.
BILL GARRETT, Davidson County
Trans:T20120067659 DEEDWARR
Recvd: 09/10/12 11:11 2 pgs
Fees:13.00 Taxes:906.50
20120910-0081750

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2012.

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
S & J Investments	S & J Investments	171040C00100CO
(NAME)	(NAME)	
802 Barrington Place Drive	802 Barrington Place Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Barbara Sue Rains and Betty Rains Fort**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **S & J Investments**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 1 as shown on the plan of Barrington Place, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument No. 20050914-0110701 and rerecorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Catherine W. Rains and Barbara Sue Rains and Betty Rains Fort, as joint tenants with right of survivorship by Special Warranty Deed dated February 7, 2006 from Newmark Homes L.P., a Texas Limited Partnership as recorded in Instrument No. 20060308-0027032, Register's Office for Davidson County, Tennessee. Catherine W. Rains having since died on June 12, 2012, leaving Barbara Sue Rains and Betty Rains Fort, as tenants in common.

Subject to all matters as set forth on the plat of record in Instrument No. 20050404-0036360; Agreements for Declaration of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7026, Page 756, Book 7883, Page 319 and Book 7883, Page 323; Easement in favor of BellSouth Telecommunications, Inc. of record in Instrument No. 20051109-0135895, Master Deed and ByLaws of Barrington Place record in Instrument No. 20050914-0110701 as rerecorded in Instrument No. 20051025-0128696, 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 800 Barrington Place Drive, 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), their heirs and/or 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), their heirs and/or 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 this 7th day of September, 2012.

Barbara Sue Rains
Barbara Sue Rains

Betty Rains Fort
Betty Rains Fort

State of Tennessee
County of Williamson

Personally appeared before me Barbara Sue Rains and Betty Rains Fort, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of September, 2012.

Notary Public Escrow Officer
My Commission Expires: May 11, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067