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Nolensville, TN 37135

#1068

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Monique Griffin	(NEW OWNER)	Map: 171-04-0C-
807 Barrington Place Drive		Parcel 065.00CO
Brentwood, TN 3727		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Monica L. Lahn, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Monique Griffin, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 65, 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, said Register's Office to which reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Monica L. Lahn by quitclaim deed dated September 28th, 2006 from Gregory G. Perry of record in Instrument No. 20061003-0122179, said Register's Office. Further being the same property conveyed to Gregory G. Perry, a single man and Monica L. Lahn, a single woman, as joint tenants with right of survivorship by special warranty deed dated January 13th, 2006 from Newmark Homes, L.P. a Texas limited partnership of record instrument No. 20060117-0005892, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2013 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Restrictions of record in Instrument No. 20050914-0110701, corrected in Instrument No 20051025-0128696, said Register's Office.**
3. **Easements of record in Book 7026, page 756, Book 7121, page 197, Book 7883, page 319, Book 7883, page 323, and in Instrument No. 2005110-0135895, said Register's Office.**
4. **All matters appearing of record in Plat Instrument No. 20050404-0036360, said Register's Office.**
5. **All matters according to P.U.D. boundary survey prepared by Anderson, Delk, Epps & Associates, Inc. R.L.S. 1660.**

This is improved property commonly known as **807 Barrington Place Drive, Brentwood, TN 37027.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $232,500.00.

Affiant

Subscribed and sworn to before me this 10th day of July, 2013

Notary public:
My commission expires: 01/13-2015

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of July, 2013.

Monica L. Lahn

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Monica L. Lahn** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 10th day of July, 2013.

Notary Public
My commission expires: 01/13/2015

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY