WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-VRES-14-823

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tricia A. Conahan	**Tricia A. Conahan**	
(NAME)	(NAME)	
823 Barrington Place Drive	**823 Barrington Place Drive**	**171040C05700CO**
(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 hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARY E. CLAY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TRICIA A. CONAHAN, MARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 57 of Barrington Place, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Barrington Place of record in Instrument No. 20050914-0110701, re-recorded in Instrument No. 20051025-0128696, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed to Mary E. Clay by deed from Thomas M. Ways and Gail Ways, Trustees of the Ways Family Revocable Living Trust of record in Instrument No. 20120703-0058295 Register's Office for Davidson County, Tennessee, dated 6/28/2012 and recorded on 7/3/2012.

This conveyance is subject to:
- Plat of record in Instrument No. 20050404-0036360;
- Master Deed of record in Instrument No. 20050914-0110701, re-recorded in Instrument No. 20051025-0128696, and Master Deed of record in Book 3598, Page 407, first amendment of record in Book 4113, Page 284 and second amendment of record in Book 4123, Page 266;
- Easements to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7026, Page 756, Book 7121, Page 197 and Book 7883, Page 323;
- Easement to BellSouth Telecommunications of record in Instrument No. 20051109-0135895;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **823 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 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 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.

BILL GARRETT, Davidson County
Trans:T20140021440 DEEDWARR
Recvd: 03/31/14 14:50 2 pgs
Fees:13.00 Taxes:984.20
20140331-0026426

Witness my/our hand(s) this the 28th DAY OF MARCH, 2014.

Mary E. Clay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. CLAY, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

