Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1135

BILL GARRETT, Davidson County
Trans:T20150072126 DEEDWARR
Recvd: 08/25/15 15:10 2 pgs
Fees:13.00 Taxes:1017.50
20150825-0086045

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Emily Jones
Affiant

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of August, 2015

Notary Public
Commission Expires: 3/21/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gary D. Hunt 811 Barrington Place Drive Brentwood, TN 37027	Embrace Home Loans, Inc. 25 Enterprise Center Newport, RI 02842	171040C06300 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ricky D. Monroe and wife, Merry Lee Monroe

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary D. Hunt and Joe S. Lambert, as tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain property in Davidson County, TN, described as Unit No. 63 of Barrington Place, a Horizontal Property Regime with Private Elements located on Barrington Place Drive, in Brentwood, TN, together with Easements as shown on in Exhibit "B" to the Master Deed and By-Laws of Barrington Place, of record in Instrument No. 20050914-0110701 as re-recorded in Instrument No. 20051025-0128696, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenance to said town home as set forth in said Master Deed and By-laws. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Barrington Place, contained in Master Deed and By-Laws recorded in Instrument No. 20050914-0110701 as re-recorded in Instrument No. 20051025-0128696 said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Ricky D. Monroe and Merry Lee Monroe, husband and wife by Warranty Deed from Patricia F. Myatt dated 09-27-2013 and recorded 09-30-2013 in Instrument No. 20130930-0102322, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of

record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 811 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of August, 2015.

Ricky D. Monroe
Ricky D. Monroe
By: Merry Lee Monroe Attorney-in-fact
Merry Lee Monroe, Attorney-in-Fact

Merry Lee Monroe
Merry Lee Monroe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Merry Lee Monroe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of August, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/21/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 21st day of August, 2015, before me personally appeared **Merry Lee Monroe,** 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 **Ricky D. Monroe** and acknowledged that she executed the same as his free act and deed for the purposes herein contained by virtue of that Special Power of Attorney recorded in Book *, Page _____, in the Register's Office for Williamson County, Tennessee. * 20150825-0086044

Witness my hand and official seal this 21st day of August, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 3/21/17