Prepared By & ~~Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0772

DMailto:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

BILL GARRETT, Davidson County
Trans:T20170062072 DEEDWARR
Recvd: 07/20/17 10:31 2 pgs
Fees:13.00 Taxes:1343.10
20170720-0073240

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2017.

Notary Public
Commission Expires: 9/20/2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jack Knott 828 Barrington Place Drive Brentwood, TN 37027	New Owner	171 04 0C 01300CO

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,

Estate of Jerita L. Payne, Amanda Kathleen Boone, devisee under the Last Will and Testatment of Jerita L. Payne and John S. Payne, executor

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

Jack Knott, single

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:

Land in Davidson County, Tennessee, being Unit No. 13 as set forth in the Master Deed and By-laws 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, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jerita L. Payne* by special warranty deed from Newmark Homes, L.P. of record in Instrument No. 20070130-0012287 Register's Office for Davidson County, Tennessee, dated 01/26/2007 and recorded on 01/30/2007.

*Jerita L. Payne having since died on March 22, 2017. Pursuant to the Will of Jerita L. Payne, Amanda Kathleen Boone being named the sole recipient of the property described herein in Probate Docket #17P603, in Circuit Court of Davidson County, Tennessee (Probate Division).

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: 828 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 7th day of July, 2017.

Estate of Jerita L. Payne

John S Payne EXECUTOR

By: John S. Payne
Its: Executor

Amanda Boone

By: Amanda Kathleen Boone, Individual

STATE OF TN
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amanda Kathleen Boone and John S. Payne*** 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 at GRAY (City), TN (State) this 7th day of July, 2017.

Carrie U. Gunning
Notary Public
My Commission Expires: 5/26/2020

CARRIE U. GUNNING
STATE OF TENNESSEE
NOTARY PUBLIC
WASHINGTON COUNTY, TN

(Notary Seal)

* Executor for the Estate of Jerita Payne