Bill Garrett Davidson County
Batch# 37936 DEEDWARR
12/15/2017 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20171215-0128234

#33981

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 33981-10-2017

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me this 15th day of December, 2017.

Notary Public

My Commission Expires: 10-7-2019

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Carmen L. Kavass 900 Catlow Court Brentwood, TN 37027	NEW OWNER	Map and Parcel No.: 171 04 0 C 031 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry D. Francis and Judith R. Francis, Trustees of the Francis Revocable Living Trust under agreement dated February 4, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carmen L. Kavass, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 Catlow Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12 day of December, 2017.

Jerry D. Francis, Trustee of the Francis Revocable Living Trust dated February 4, 2015

Judith R. Francis, Trustee of the Francis Revocable Living Trust dated February 4, 2015

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerry D. Francis Judith R. Francis, Trustees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of December, 2017.

Notary Public

My Commission Expires: 05/16/18

SUZANNE C. ROBINSON NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires May 16, 2018 No. GG 63775

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 31, together with the appurtenant interest in the common elements of Barrington Place, a horizontal property regime with private elements established by Master Deed and Bylaws of record in Instrument No. 20050914-011070 corrected and re-recorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as an Exhibit to the aforementioned Master Deeed.

Being the same property conveyed to Jerry D. Francis and Judith R. Francis, husband and wife by deed dated October 12, 2010 from Julie A. Huffines, unmarried of record in Instrument No. 20101013-0082026, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 4, 2015 of record in Instrument No. 20150303-0018242, Jerry D. Francis and wife, Judith R. Francis conveyed subject property to Jerry D. Francis and Judith R. Francis, Trustees of the Francis Revocable Living Trust dated February 4, 2015.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 171 04 0 C 031 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Barrington Place, of record in Instrument No. 20050914-0110701, corrected and re-recorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the PUD Boundary Survey of record as Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7026, page 856, Book 7121, page 197, and Book 7883, page 319 and Book 7883, Page 323, Register's Office for Davidson County, Tennessee.
6. Easement granted to BellSouth in Instrument No. 20051109-0135895, Register's Office for Davidson County, Tennessee.
7. Easement as set out in Deed of record in Book 3280, page 373, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20040907-0107770, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

