Karen Y Johnson Davidson County
Batch# 147433 DEEDWARR
10/01/2018 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20181001-0097265

(2)

G#31262-2

WARRANTY DEED

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00.**

Affiant

Subscribed and sworn to before me this the 27th day of September, 2018.

Notary Public

My commission expires: 10/31/2020
(AFFIX SEAL)

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 286423

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Emma Talley	New Owner	**171040C04300CO**
915 Catlow Court		
Brentwood, TN 37027		

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

Leah Carolyn Hindy, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emma Talley, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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. 43, as set out on collective Exhibit "B" to the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050914-0110701 and re-recorded in Instrument No. 20051025-0128696, amendments of record in Instrument No. 20170227-0019505, in Instrument No. 20170227-0019506, in Instrument No. 20180827-0084426, and Scrivener's Affidavit of record in Book 7446, Page 796, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gerald B. Hindy, a married man, by Warranty Deed dated January 29, 2015, from Janet Wulff, an unmarried woman, and Jolene McKenzie, an unmarried woman, of record in Instrument No. 20150202-0009228, Register's Office for Davidson County, Tennessee. And further conveyed to Leah Carolyn Hindy, unmarried, by Quitclaim Deed dated November 8, 2016, from Gerald B. Hindy, a married man, of record in Instrument No. 20161117-0121294, said Register's Office.

THIS instrument is being executed on behalf of Leah Carolyn Hindy, pursuant to a Limited Power of Attorney executed by her on the 24th day of September, 2018, of record in Instrument No. _____201810010097264_____, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on collective Exhibit "B" of record in Instrument No. 20050914-0110701 and re-recorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee;

2) Easements for Sanitary Sewer and/or Storm Drainage of record in Book 7026, Page 756, in Book 7121, Page 197, in Book 7883, Page 319, and in Book 7883, Page 323, Register's Office for Davidson County, Tennessee;

3) Subject to an easement as stated in the Deed of record in Book 3280, Page 373, Register's Office for Davidson County, Tennessee;

4) Stormwater Detention Agreement of record in Instrument No. 20040907-0107770, Register's Office for Davidson County, Tennessee;

5) All matters shown on the Boundary Plat in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee;

6) Easement to BellSouth Telecommunications, Inc, in Instrument No. 20051109-0135895, Register's Office for Davidson County, Tennessee;

7) Master Deed and ByLaws for Barrington Place (A Horizontal Property Regime with Private Elements) of record in Instrument No. 20050914-0110701 and in Book 3598, Page 407 (Williamson County) and re-recorded in Instrument No. 20051025-0128696; First Amendment of record in Instrument No. 20170227-0019505 and in Book 4113, Page 284 (Williamson County); Second Amendment to By-Laws of record in Instrument No. 20170227-0019506 and in Book 4123, Page 266 (Williamson County); and, Third Amendment to Master Deed and By-Laws of record in Instrument No. 20180827-0084426, Register's Office for Davidson County, Tennessee (except as otherwise noted); and,

8) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **915 Catlow Court, 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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **27th** day of **September, 2018.**

Leah Carolyn Hindy BY AH ATTORNEY IN FACT
Leah Carolyn Hindy
By Andrew Wood, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Leah Carolyn Hindy,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Leah Carolyn Hindy** for the purpose therein contained, by signing the name of **Leah Carolyn Hindy** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **September, 2018.**

Katherine Goodson
Notary Public



My Commission Expires: March 10, 2019

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

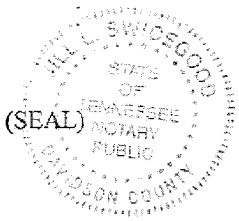
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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