Karen Johnson Davidson County
Batch# 236753 DEEDWARR
05/30/2019 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20190530-0051522

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420290

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $349,900.00.

Affiant

Subscribed and sworn to before me, this29th day of May, 2019.

Notary Public
My Commission Expires: 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donna G. Blair 831 Barrington Place Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 171040C05300CO

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, **Corbi Parker and William Anthony Parker, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna G. Blair, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 53 of Barrington Place, a Horizontal Property Regime with Private Elements located on Barrington Place Drive, Brentwood, TN, together with easements as shown on and in Exhibit "B" to the Master Deed and By-Laws of Barrington Place of record as Instrument No. 20050914-0110701, re-recorded as instrument No. 20051025-0128696, amended at Instrument Nos. 20170227-0019505 and 20180827-0084426 the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said town home as set forth in said Master Deed and By-Laws to which reference is made for more complete and accurate description.

Being the same property conveyed to Corbi Parker and husband, William Anthony Parker by Warranty Deed from Ralph Barrett, an unmarried man, recorded on the 1st day of August, 2011 in Instrument No. 20110801-0058976 and Scrivener's Affidavit recorded at Instrument No. 20110803-0059805, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY SURVEY, as recorded in Instrument No. 20050404-0036360.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing P.U.D. BOUNDARY SURVEY Condominium of record in Instrument No. 20050914-011070, re-recorded at Instrument No. 20051025-0128696, as amended by instrument(s) of record in Instrument Nos. 20170227-0019505 and 20180827-0084426; also

subject to easements, rights and interests 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 building thereon.

Easement to BellSouth Telecommunications recorded at Instrument No. 20051109-0135895.

Easement(s) for Sanitary Sewer/Storm Drainage recorded in Book 7026, Page 756, Book 7883, Page 323 and Book 7121, Page 197.

FYI: Deed of Trust recorded at Instrument No. 20110801-0058977, Release at Instrument No. 20150427-0037405; Deed of Trust recorded at Instrument No. 20150409-0031207; Release at Instrument No. 20170113-0004127 and Durable Power of Attorney of Ralph B. Barrett recorded at Instrument No. 20110801-0058975.

This is improved property located at 831 Barrington Place Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of May, 2019.

Corbi Parker by Richard Rieck attorney in fact

Corbi Parker
By: Richard Rieck, Attorney in Fact

William Anthony Parker by Richard Rieck, attorney in fact

William Anthony Parker
By: Richard Rieck, 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, Richard Rieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Corbi Parker and William Anthony Parker and that he is authorized by Corbi Parker and William Anthony Parker to execute this instrument on their behalf.

WITNESS my hand, at office, this 29th day of May, 2019.

VAnderson

Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY