Karen Johnson Davidson County
Batch# 389581 DEEDWARR
04/22/2020 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20200422-0042131

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $351,000.00.

Affiant

Subscribed and sworn to me on 04/20/2020.

NOTARY PUBLIC
My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William G. Wallis, Sr. 5209 Lake Court Brentwood, TN 37027	NEW OWNER	171-04-0C-009.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Diane Marie Harris, Trustee of the Donald Boone Living Trust, established by the Revocable Trust Agreement of Donald Boone dated April 1, 2019, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William G. Wallis, Sr., unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 9 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Description is the same as the previous deed of record.
>
> Being the same property conveyed to Donald Boone and/or Diane Marie Harris, Trustees of the Donald Boone Living Trust (established by the Revocable Trust Agreement of Donald Boone dated April 1, 2019) by Quitclaim Deed from Donald Boone, of record in Instrument No. 20190404-0030688, Register's Office for Davidson County, Tennessee, dated April 1, 2019 and recorded April 4, 2019.

This is improved property known as 816 Barrington Place Dr., Brentwood, Tennessee 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Witness my hand this 04/20/2020.

Diane Marie Harris, Trustee

Diane Marie Harris, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2020, before me, the undersigned Notary Public, personally appeared, **Diane Marie Harris**, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the Donald Boone Living Trust, established by the Revocable Trust Agreement of Donald Boone dated April 1, 2019, the within named bargainor, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Donald Boone Living Trust, established by the Revocable Trust Agreement of Donald Boone dated April 1, 2019, by herself as such trustee.

Witness my hand and official seal on 04/20/2020.

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202004220042131