**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1650

Karen Johnson Davidson County
Batch# 428532 **DEEDWARR**
06/30/2020 12:20:38 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20200630-0070705

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of June, 2020

Notary Public

Commission Expires: 4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Terry Johnson and Karen Johnson<br>811 Barrington Place Drive<br>Brentwood, TN 37027 | New Owners | 171-04-0C-063.00-CO |

# 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,

**Gary D. Hunt and Joe S. Lambert, as tenants in common with right of survivorship**

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

**Terry Johnson and Karen Johnson, a married couple**

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:

Certain property in Davidson County, TN, described as Unit No. 63 of Barrington Place, a Horizontal Property Regime with Private Elements located on Barrington Place Drive, in Brentwood, TN, together with Easements as shown on in Exhibit "B" to the Master Deed and By-Laws of Barrington Place, of record in Instrument No. 20050914-0110701 as re-recorded in Instrument No. 20051025-0128696, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenance to said town home as set forth in said Master Deed and By-laws. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Barrington Place, contained in Master Deed and By-Laws recorded in Instrument No. 20050914-0110701 as re-recorded in Instrument No. 20051025-0128696 said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Gary D. Hunt and Joe S. Lambert, as tenants in common with right of survivorship by Warranty deed from Ricky D. Monroe and wife, Merry Lee Monroe of record in Instrument No. 20150825-0086045 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 25, 2015.

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: 811 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 26th day of June, 2020.

Gary D. Hunt

Joe S. Lambert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary D. Hunt and Joe S. Lambert** 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 and official seal at Brentwood, Tennessee this 26th day of June, 2020.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 52323

**WARRANTY DEED**