WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 474564 **DEEDWARR**
09/14/2020 09:39:01 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20200914-0104246

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claire Sanning 820 Barrington Place Drive Brentwood, TN 37027	Truist Bank P.O. Box 79041 Baltimore, MD 21279-0041	171-04-0C-011.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Diann Hassmiller, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Claire Sanning**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 11 as set forth in the Master Deed and By-Laws 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 of 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.

Being the same property conveyed to Diann Hassmiller, an unmarried woman by Warranty Deed from Ila Bell H. Garton, a married person, Individually, and Ila Bell H. Garton, Trustee of the Ila Bell H. Garton Revocable Living Trust, aka the Ila Bell H. Garton Revocable Living Trust, U/A/D June 14, 2012, fka The Ila Bell H. King Revocable Living Trust, dated 02/25/2015 and recorded 03/04/2015, of record in Instrument 201503040018911, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 820 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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

TERRY CAMPBELL, HUSBAND OF DIANN HASSMILLER, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this the 9th day of September, 2020.

Diann Hassmiller

Terry Campbell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Diann Hassmiller and Terry Campbell, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 9th of September, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY