Karen Johnson Davidson County
Batch# 484844 DEEDWARR
09/28/2020 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.91
20200928-0111615

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $429,977.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25 DAY OF SEPTEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-2-22

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC SANDY BALLEW

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1974LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kimberly Blair Price		
828 Barrington Place Drive		171 04 0C 013.00
Brentwood, TN 37027		

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, WE,

JACK T. KNOTT AND SOPHIE G. KNOTT, HUSBAND AND WIFE

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

KIMBERLY BLAIR PRICE, A SINGLE WOMAN

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:

Land in Davidson County, Tennessee, being Unit No. 13 as set forth in the Master Deed and By-laws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701, as re-recorded in Instrument No. 20051025-0128696, as amended in Instrument Nos. 20170227-0019505, 20170227-0019506 and 20180827-0084426, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jack T. Knott and Sophie G. Knott, husband and wife, to create a tenancy by the entirety, by Quitclaim Deed from Elizabeth L. Adams, Trustee, of record in Instrument No. 20180502-0041364, in the Register's Office of Davidson County, Tennessee, dated April 17, 2018 and recorded on May 02, 2018.

Being the same property conveyed to from Elizabeth L. Adams, Trustee, by Quitclaim Deed from Jack T. Knott, of record in Instrument No. 20180502-0041364, in the Register's Office of Davidson County, Tennessee, dated April 17, 2018 and recorded on May 02, 2018.

Being the same property conveyed to from Jack Knott, single, by Warranty Deed from Estate of Jerita L. Payne, Amanda Kathleen Boone, devisee under the Last Will and Testatment of Jerita L. Payne and John S. Payne, executor, of record in Instrument No. 20170720-0073240, in the Register's Office of Davidson County, Tennessee, dated July 07, 2017 and recorded on July 20, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Mayfair RM4 Residential P.U.D., as recorded in Instrument No. 20050404-0036360.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Barrington Place Condominium of record in Instrument No. 20050914-0110701, as re-recorded in Instrument No. 20051025-0128696, as amended by instrument(s) of record in Instrument Nos. 20170227-0019505, 20170227-0019506 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.
5. Easement for Bellsouth Telecommunications, recorded in Instrument No. 20051109-0135895.

This is improved property known as 828 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 22nd day of September, 2020.

Jack T. Knott

Sophie G. Knott

STATE OF TENNESSEE

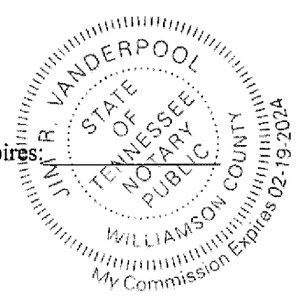
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JACK T. KNOTT AND SOPHIE G. KNOTT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 22nd day of September, 2020.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON