THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131803**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 8th day of December, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 531508 DEEDWARR
12/11/2020 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20201211-0146051

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Spencer Alan Goudeau and Courtney Doyle Goudeau 475 Brentview Hills Drive Brentwood TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 04 0 121.00

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, **Benjamin M. Barrett, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Spencer Goudeau and Courtney Doyle Goudeau, husband and wife** ("Grantees"), their 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 Lot No. 47 on the Plan of Brentview Hills, of record in Plat Book 3300, Pages 43 and 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 47 fronts 99 feet on the Southerly side of Brentview Hills Drive and extends back 596.51 feet on the Easterly line and 596.51 feet on the Westerly line, to a dead line in the rear on which it measures 84 feet.

Being the same property conveyed to Benjamin M. Barrett, unmarried, by Warranty Deed from Thomas E. Baker, married, of record in Instrument No. 20170130-0009897, in the Register's Office of Davidson County, Tennessee, dated January 25, 2017 and recorded on January 30, 2017. Kassidy Barrett joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Benjamin M. Barrett.

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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTVIEW HILLS, as recorded in Plat Book 3300, Page(s) 43 & 44.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3345, Page 205.

Easement recorded in Book 2280, Page 395; Book 2735, Page 89 and Book 3183, Page 401.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6835, Page 533.

This is improved property located at 475 Brentview Hills Drive Brentwood TN 37220

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 8th day of December, 2020.

Benjamin M. Barrett

Kassidy Barrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin M. Barrett and Kassidy Barrett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021