WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 541927 DEEDWARR
12/23/2020 11:51:41 AM 2 pgs
Fees: $13.00 Taxes: $1,602.10

20201223-0152952

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-CD-889

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebekah Pykosh	A Mortgage Boutique	058100B08900CO
(NAME) 3024 Carrington Place	(NAME) 1574 Medical Center Pkwy Ste 101	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-Three Thousand And No/100 Dollars ($433,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CYNTHIA L. BARCLAE, TRUSTEE OF THE CYNTHIA L. BARCLAE LIVING TRUST, DATED DECEMBER 8, 1987, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REBEKAH PYKOSH, 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 all of Lot No. 89, on the Final Plat of Phase Three, Section One, Carrington Place, a Cluster Lot Subdivision, of record in Instrument No. 20150312-0021420, said Register's Office, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Cynthia L. Barclae, Trustee of the Cynthia L. Barclae Living Trust dated December 8, 1987, by Warranty Deed, from CIP, LLC Carrington Series, a Delaware limited liability company, deed dated March 4, 2019, recorded March 5, 2019, of record in Instrument No. 20190305-0019947, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3024 Carrington Place, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 15 day of December, 2020.

The Cynthia L. Barclae Living Trust, dated December 8, 1987

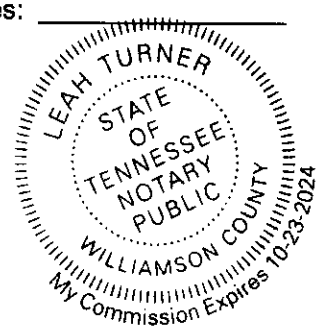
BY: Cynthia L Barclae Trustee
Cynthia L. Barclae, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared Cynthia L. Barcae, Trustee of Cynthia L. Barclae Living Trust dated December 8, 1987 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of Cynthia L. Barclae Living Trust dated December 8, 1987 the within named bargainor, a Trust and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Trustee

Witness my hand and official seal at Franklin, Tennessee this 15 day of December, 2020.

Commission Expires: _____





Notary Public