Karen Johnson Davidson County
Batch# 558582 DEEDWARR
01/21/2021 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20210121-0009310

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030780**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $369,000.00. Affiant Subscribed and sworn to before me, this 22nd day of January, 2021. Notary Public My Commission Expires:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/05/2024
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Rachel J Chapman 800 Barrington Place Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171 04 0C 001.00

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, **S & J Investments** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel J Chapman**, ("Grantees"), its 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 Unit No. 1 as shown on the plan of Barrington Place, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument No. 20050914-0110701, and re-recorded in Instrument No. 20051025-0128696, as amended in Instrument Nos. 20170227-0019505, 20170227-0019506 and 20180827-0084426, and any amendments thereto, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to S & J Investments, by Warranty Deed from Barbara Sue Rains and Betty Rains Fort, of record in Instrument No. 20120910-0081750, in the Register's Office of Davidson County, Tennessee, dated September 7, 2012 and recorded on September 10, 2012.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. 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 Plat Instrument No. 20050404-0036360.

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 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.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7026, Page 756; Book 7883, Page 319 and Book 7883, Page 323.

Easement for Telecommunications, recorded in Instrument No. 20051109-0135895.

This is improved property located at 800 Barrington Place Brentwood TN 37027

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 22nd day of January, 2021.

S & J Investments

BY: _____ PARTNER
Gerald E. Norton, Jr, Partner

BY: _____ Partner
Susan A. Norton, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald E. Norton, Jr. and Susan A. Norton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the partners of S&J Investments, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Nashville, Tennessee, on this 20th day of January, 2021.

_____
Notary Public

CHADY PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

My Commission Expires: _____

True Copy Certification

I, Grover Collins, 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 Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

