Karen Johnson Davidson County
Batch# 622116 DEEDWARR
04/26/2021 10:20:50 AM 3 pgs
Fees: $18.00 Taxes: $3,071.00

20210426-0054978

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 36170-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $830,000.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2021.

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: January 8, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Michael D. Hassell Susan S. Hassell 116 Brighton Close Nashville, TN 37205	new owner	104 13 0F 116.00

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, **Julie B. Weaver and Susan M. Barber, Co-Trustees of The Donna Barber Living Trust under agreement dated October 22, 2007, as amended January 15, 2009, and as further amended November 11, 2013 (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Michael D. Hassell and wife, Susan S. Hassell, as tenants in common and not as tenants by the entirety (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 116 Brighton Close, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 20th day of April, 2021.

GRANTORS:

Julie B. Weaver, Trustee

Julie B. Weaver, Co-Trustee of
The Donna Barber Living Trust
under agreement dated October 22, 2007,
as amended January 15, 2009, and as
further amended November 11, 2013

Susan M Barber, Trustee

Susan M. Barber, Co-Trustee of
The Donna Barber Living Trust
under agreement dated October 22, 2007,
as amended January 15, 2009, and as
further amended November 11, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julie B. Weaver and Susan M. Barber, Co-Trustees of The Donna Barber Living Trust under agreement dated October 22, 2007, as amended January 15, 2009, and as further amended November 11, 2013**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2021.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires:

EXHIBIT "A"

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Being Unit No. 116, on the Plan of Revised Site Plan Brighton Close Phase 1A, 1B, 1D and Phase II, as of record in Plat Book 7900, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna Barber and Robert Barber, Trustees of The Donna Barber Living Trust, established by the Revocable Trust Agreement of Donna Barber, dated October 22, 2007, by Warranty Deed from Donna Barber of record in Instrument No. 20071024-0125569, in the Register's Office of Davidson County, Tennessee, dated October 22, 2007 and recorded on October 24, 2007.

The said Robert Barber, Trustee, a/k/a Harold Robert Barber, Jr., having since died on October 19, 2013, leaving Donna Barber as sole Trustee of The Donna Barber Living Trust in accordance with the terms of the trust agreement.

The said Donna Barber, Trustee, a/k/a Donna Miesse Barber, having since died on November 18, 2020. Pursuant to the terms of the trust agreement amendment dated November 11, 2013, Julie B. Weaver and Susan M. Barber are the current Co-Trustees of The Donna Barber Living Trust.

This conveyance is made subject to:

1. State, County, and City general or special taxes and assessments required to be paid in the year 2021 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Site Plan Brighton Close Phase 1A, 1B, 1D and Phase II, as recorded in Plat Book 7900, Page(s) 136 Register's Office of Davidson County, Tennessee.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brighton Close Boundary, as recorded in Plat Book 6900, Page(s) 716 Register's Office of Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 7522, Page 108; Book 7670, Page 280; Book 7803, Page 458; and amendment recorded in Book 7557, Page 621, Book 7807, Page 500, Book 7871, Page 343, Book 8561, Page 812, Book 8561, Page 839, Book 8561, Page 844, Book 8698, Page 557, Book 9372, Page 356, Instrument No's. 20001003-0098148; 20141202-0110443 and 20150430-0039030 Register's Office of Davidson County, Tennessee.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3932, Page 288 and Book 4026, Page 522 Register's Office of Davidson County, Tennessee.
6. Easement for Driveway, recorded in Book 5612, Page 139 Register's Office of Davidson County, Tennessee.