WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2021

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 653215 DEEDWARR
06/09/2021 02:40:00 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20210609-0077777

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leslie Morreale and Allen Carman	**New Owner**	
(NAME) **6025 Audubon Manor Blvd.**	(NAME)	**171-04-0C-015.00-CO**
(ADDRESS) **Lithia, FL 33547**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHY LEE MORRISON,TRUSTEE UNDER THE TENTH AMENDMENT OF THE KATHY LEE MORRISON REVOCABLE TRUST DATED JUNE 24, 2020.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LESLIE MORREALE AND ALLEN CARMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain Property in Davidson County, Tennessee, described as Unit No.15 of Barrington Place, a Horizontal Property Regime with Private Elements located in Brentwood, Tennessee, as shown and described in a Master Deed and Bylaws for Barrington Place as recorded in Instrument No. 20050914-0110701 and corrected and re-recorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy L. Ditlevson, an unmarried woman by Warranty deed from Stephanie E. Dedmon and spouse, Michael E. Dedmon of record in Instrument No. 20130820-0087366 Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 20, 2013.

Being the same property conveyed to Kathy L. Ditlevson, Trustee under the Third Ammended Kathy Lee Ditlevson Revocable Trust dated March 20, 2013 by QuitClaim deed from Kathy L. Ditlevson, an individual of record in Instrument No. 20131216-0126612 Register's Office for Davidson County, Tennessee, dated December 12, 2013 and recorded on December 16, 2013.

Being the same property conveyed to Kathy Lee Morrison,Trustee under the Fifth Ammended Kathy Lee Morrison Revocable Trust dated July 15, 2015. by QuitClaim deed from Kathy L. Ditlevson, trustee under the Third Ammended Kathy Lee Ditlevson Revocable Trust dated March 20, 2013 of record in Instrument No. 20150717-0070150 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 17, 2015. Said Trust has since been amended and the Kathy Lee Morrison,Trustee under the Fifth Ammended Kathy Lee Morrison Revocable Trust dated July 15, 2015 is one in the same Trust as the Kathy Lee Morrison, Trustee under the Tenth Amended Kathy Lee Morrison Revocable Trust dated June 24, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- All matters shown on the PUD Boundary Plan of Mayfair of record as Instrument Number 20050404-0036360, Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 7026, page 756, Book 7121, page 197, Book 7883, page 319, Book 7883, page 323, Register's Office for Davidson County, Tennessee.
- Easement, including Generators and Fuel Supply Systems of record in Instrument Number 20041109-0135895, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040907-0107770, in the Register's Office for Davidson County, Tennessee.

- Easement stated in Deed of record in Book 3280, Page 373, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **832 Barrington Place Dr, Brentwood, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 4th DAY OF JUNE, 2021.

Kathy Lee Morrison, Trustee under the Tenth Amended Kathy Lee Morrison Revocable Trust dated June 24, 2020

BY: Kathy Lee Morrison, Trustee
Kathy Lee Morrison
Trustee

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY LEE MORRISON, TRUSTEE of KATHY LEE MORRISON, TRUSTEE UNDER THE TENTH AMENDED KATHY LEE MORRISON REVOCABLE TRUST DATED JUNE 24, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of June, 2021.

~~Notary Public~~
My Commission Expires: June 16, 2023
(SEAL)

NOTARY PUBLIC

JEAN-MARC ULYSSE, JR.
Notary Public, State of Florida
Commission# GG 345278
My comm. expires June 16, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212