WARRANTY DEED

Karen Johnson Davidson County
Batch# 675811 DEEDWARR
07/13/2021 11:34:25 AM 2 pgs
Fees: $13.00 Taxes: $1,487.40

20210713-0094002

JM-SB-KW-21-803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DEL WORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Gary Ray Carnahan	**NEW OWNER**	
(NAME)	(NAME)	
803 Barrington Place Drive		**171-04-0C-067.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **BRENDA K. CLAMPITT, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY RAY CARNAHAN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 67 as set out on Exhibit "B" to the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050914-00110701 and corrected in Instrument No. 20051025-0128696,P. U. D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property. Said plan prepared by Anderson, Delk, Epps & Associates, Inc., R. I. S. No. 1660. 618 Grassmere Park Dr., Suite 4, Nashville, Tennessee 37211.

Being the same property conveyed to Brenda K. Clampitt, an unmarried woman by Warranty deed from Stephen G. Samples and wife, Joyce R. Samples, and Sunny B. Samples of record in Instrument No. 20140923-0087370 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 23, 2014.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- PUD Boundary Plan of Mayfair of record as Instrument Number 20050404-0036360, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Barrington Place of record in Instrument Number 20050914-0110701, re-recorded in Instrument 20051025-0128696 amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506, Instrument No. 20180827-0084426, Register's Office for 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: **803 Barrington Place Drive, 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 2nd DAY OF JULY, 2021.

Brenda K. Clampitt

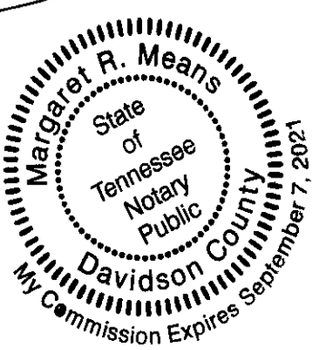
Brenda K. Clampitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA K. CLAMPITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2021.

Notary Public
My Commission Expires:
(SEAL)



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