THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745294

Karen Johnson Davidson County
Batch# 1039429 DEEDWARR
08/17/2023 10 59 46 AM 2 pgs
Fees: $13 00 Taxes $1,720 50

20230817-0064226

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2023

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
C. Edward Coomer	New Owner	Tax Parcel ID No
810 Barrington Place Drive		171 04 0C 006.00
Brentwood TN 37027		

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, **Mark Poff and Janis Poff, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **C. Edward Coomer, an unmarried man**, ("Grantees"), their 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 Lot No 6 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime with private elements, of record in Instrument No. 20050914-0110701, as Re-Recorded in Instrument No 20051025-0128696, as being amended in Instrument No 20170227-0019505; Instrument No. 20170227-0019506 and Instrument No 20180827-0084426, P U D. Boundary Mayfair RM4 Residential P U.D. of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property

Being the same property conveyed to Mark Poff and Janis Poff, Husband and Wife, by Special Warranty Deed from Newmark Homes, L.P , a Texas Limited Partnership, of record in Instrument No 20060710-0082409, in the Register's Office of Davidson County, Tennessee, dated June 30, 2006 and recorded on July 10, 2006.

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.

Taxes for the year 2023 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 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 No 20170227-0019505; Instrument No. 20170227-0019506 and Instrument No 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 Generators and Fuel Supply Systems, recorded in Instrument No. 20051109-0135895.

This is improved property located at 810 Barrington Place Drive 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 16th day of August, 2023

Mark Poff

Janis Poff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Poff and Janis Poff, 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 16th day of August, 2023.

Notary Public
My Commission Expires _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026