# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00 AS WAC

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: May 16, 2003

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eddie C. Parsons | CTX MORTGAGE | 73-16-47 |
| (NAME) | (NAME) | |
| 2445 Cabin Hill Road | 801 - 94th Ave N | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | St. Petersburg FL 33702 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Barbara Clark, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie C. Parsons, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section Three, Sunset View, of record in Plat Book 2663, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot Number 13 fronts 110 feet on the south side of Cabin Hill Road and runs back between parallel lines 199.9 feet to a dead line.

Being the same property conveyed to Barbara Clark, by deed of record in Instrument No. 20000915-0092148, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Barbara Clark by Rita J. Jackson as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20010911-0093761, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2445 Cabin Hill Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 09/11/01 14:13 2pgs
Fees:13.00 Taxes:395.90

20010911-0098762

Witness my/our hand(s) this 30th day of August, 2001.

Barbara Clark
Barbara Clark

Rita J. Jackson
atty - in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of August, 2001, before me personally appeared Rita J. Jackson, the person who executed the foregoing instrument on behalf of Barbara Clark and who acknowledged that she executed the same as the free act and deed of the said Barbara Clark, through Power of Attorney granted her by the said Barbara Clark.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett
Elizabeth E. Triplett Notary Public

