WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,400.00

Benjamin Gore
Affiant

NOTARY PUBLIC AT LARGE SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/24/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/25/04 14:11 2pgs
Fees:13.00 Taxes:323.38

20040225-0021543

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin S. Gore	Bank of America, N.A.	061·10·0
(NAME)	(NAME)	
3866 Hutson Avenue	200 S. College Street	012.00
(ADDRESS)	(ADDRESS)	
Nashville, TN	Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040218

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, Lee Parkison and wife, Ellamarie Parkison,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin S. Gore,** ~~and wife,~~ **Jesse D. Gore,** 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. :

** a single person * a married person

Land in Davidson County, Tennessee, being Lot No. 228 on the plan of Maplewood Heights, Second Subdivision, of record in Book 547, page 103-104, said Register's Office.

Property commonly known as: 3866 Hutson Avenue, Nashville, Davidson County, Tennessee 37216

Being the same property conveyed to Lee Parkison and wife, Ellamarie Parkison by quitclaim deed dated 07/07/03 from Tim Parkison and recorded in Instrument Number 200307070092990, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3866 Hutson Avenue, Nashville, TN 37216

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 20th day of February, 2004.

Lee Parkison
Lee Parkison

Ellamarie Parkison
Ellamarie Parkison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Lee Parkison and wife, Ellamarie Parkison, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Lee Parkison and wife, Ellamarie Parkison executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 20th day of February, 2004.

Commission expires: 11/29/05

Notary Public