WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/05 10:56 2 pg
Fees:13.00 Taxes:493.95

20050316-0028846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE My Comm. Exp. JUNE 8, 2005 DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Grady Tidwell	**First Residential Mortgage Network, Inc.**	**Map 142-5-B**
(NAME) **8300 Sawyer Brown Road J305**	(NAME) **9500 Ormsby Station Road Suite 450**	**Parcel 54.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Louisville, KY 40223**	
(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, **David Bate Parsons and wife, Mary Theresa Ball** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grady Tidwell and wife, Virginia Tidwell,** 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 a part of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, pages 75-7 and amended in Book 4675, pages 102-105, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. J-305 on said Plan together with the Carport designated No. J-305-C, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section Three, Condominium.

Being the same property conveyed to David Bate Parsons and wife, Mary Theresa Ball by Quitclaim Deed from Kenneth L Campbell, trustee of record in Book 7159, page 976, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4675, pages 75-77, and Amended in Book 4675, pages 102-105, said Register's Office; and (c) Master Deed of record contained in Book 4784, page 464, as amended in Book 5840, page 663, book 5840, page 663, and amendment in Book 6231, page 156, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8300 Sawyer Brown Road J305, Nashville, TN 37221

(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.

Witness our hands this 9th day of March, 2005.

David Bate Parsons

Mary Theresa Ball

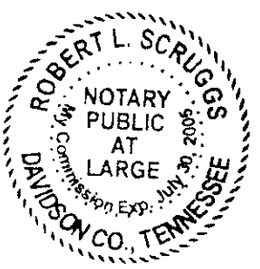
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, David Bate Parsons and Mary Theresa Ball the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March, 2005.

Commission expires:



Robert L Scruggs Notary Public