Davidson County DEEDWARR
Recvd: 04/04/05 10:30 2 pgs
Fees:13.00 Taxes:504.68

20050404-0036074

File No. 250301670

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
My Commission Exp: JUNE 23, 2007
DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Parker	Same As Owner	**Map 25-04**
(NAME) **222 West Cedar Street**	(NAME)	**Parcel 37**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Timothy Tinnin, and wife, Shelley Tinnin**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John C. Parker, and wife, Kimberly Parker**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 10th, formerly 20th, District of Davidson County, Tennessee, and being Lot No. 5 on the Plan of W. C. Moncrief Subdivision of Mathis Land at Goodlettsville, Tennessee, described according to a survey made by Hal T. Swann, Jr., March 5, 1949, as follows:

BEGINNING at a point in the south margin of West Cedar Street at the common corner of Lots Nos. 4 and 5, said point being 265 feet east of the Subdivision line; thence southerly along the line between Lots Nos. 4 and 5, 145.6 feet to an iron pin which is 268 feet east of the Subdivision line; thence easterly 75 feet to an iron pin at the common corner of Lots Nos. 5 and 6; thence northerly with line between said Lots 143.3 feet to an iron pin in the southerly margin of West Cedar Street; thence westerly along the margin of West Cedar Street, 75.04 feet to the beginning.

BEING the same property conveyed to Timothy Tinnin, and wife, Shelley Tinnin, by deed from Lonnie G. Tinnin, and wife, Susan W. Tinnin, of record in Instrument No. 20030925-0142168, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **222 West Cedar Street, Goodlettsville, TN 37072**
(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 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 our hands this 31st day of March, 2005.

Timothy Tinnin

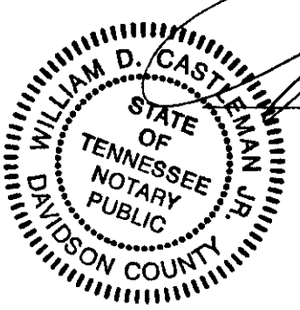
Shelley Tinnin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **TIMOTHY TINNIN, and wife, SHELLEY TINNIN**, 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 31st day of March, 2005.

Commission expires: 7/2/07



Notary Public