McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,913.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: MARCH 14, 2009

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/28/05 09:40 2 pg
Fees:13.00 Taxes:476.98

20051128-0142467

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose R. Corea	New Owner	74-08-201
(NAME)	(NAME)	
7049 Bonnavent Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20053129

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, **I, Latricia Crook Parchman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jose R. Corea, an unmarried man and Maria D Diaz, an unmarried woman**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 7049 Bonnavent Dr., Hermitage, TN 37076

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 18th day of November, 2005.

Latricia Crook Parchman
Latricia Crook Parchman

Larry Parchman
Larry Parchman

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 18th day of November, 2005.

Commission expires: 3/24/09

Melissa D. Rogers
Notary Public

EXHIBIT A

Certain real property situate in Davidson County, State of Tennessee, and described as follows, to-wit:

BEING Lot No. 1042 on the Plan of Hermitage Hills S/D, Section 10, as of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Latricia Crook by Warranty Deed from Mary Sue Brown, dated September 3, 2002, and filed of record in Book 20020917-0113115, Register's Office for Davidson County, Tennessee. The said Latricia Crook is now married to Larry Parchman becoming Latricia Crook Parchman.

Latricia Crook, Latricia Sue Crook and Latricia Crook Parchman are one and the same person.

Property commonly known as 7049 Bonnavent Drive, Hermitage, Tennessee 37076.

Larry Parchman, spouse of Latricia Crook Parchman joins in this conveyance to convey any and all marital interest he may have to said property.