File No. 260300187

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-4-07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/17/06 12:28 2 pgs
Fees:13.00 Taxes:617.90

20060317-0031129

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert M. Halvorsen | Robert M. Halvorsen | 095-03-0-070.00 |
| (NAME) | (NAME) | |
| 2313 Sweetwood Road | Same | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (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,

**A Renee Parsons, and Husband Benny H. Parsons,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Robert M. Halvorsen and Amy C. Halvorsen, Husband and Wife,**

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:

BEING Lot No. 131, on the Paln of Merry Oaks Subdivision, not of record in the 3rd Civil District of Davidson County, Tennessee, and described as follows:

Said Lot No. 131 is described as beginning at a point in the southerly margin of Sweetwood Road, the common corner of Lot Nos. 130 and 131; thence with the line between said lots, southerly 216.3 feet to a point in the northerly line of Lot 148; thence with the line of Lots 148, 147, and 146 westerly 102 feet to a point, in the common corner of Lots 131 and 132; thence with the line between said lots northerly 214.9 feet to the southerly margin of Sweetwood Road; thence with the margin of said road; easterly 101.8 feet to the beginning.

Being the same property conveyed to A. Renee Parsons, and Husband Benny H. Parsons by deed from Arthur W. Parker and Wife Carolynn J. Parker, also known as Carolynn L. Parker of record in Instrument Number 20040526-0061723, Register's Office for said County.

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

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 2313 Sweetwood 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 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 my/our hand(s) this 16th day of March, 2006.

A. Renee Parsons

Benny H. Parsons

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named A. Renee Parsons, and Husband Benny H. Parsons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of March, 2006.

Commission expires: 11-28-09

Notary Public

**File Number: 260300187**

**RETURN TO:**

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

