WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/06 09:58 2 pgs
Fees:13.00 Taxes:555.00

20060504-0051813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$150,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 7.19.08

(AFFIX SEAL)

G. PHILIP ANDERSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Hacienda Title & Escrow, LLC, 501 B Ligon Drive, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD KNELLINGER	RONALD KNELLINGER	082-16-O-B-301.00CO
(NAME) 939 RUSSELL Street #17	PO BOX 12351 (NAME) ~~939 RUSSELL Street #17~~	
(ADDRESS) NASHVILLE, TN 37206	JACKSON, MS (ADDRESS) 39236 ~~NASHVILLE, TN 37206~~	
(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, **BRIAN K. PARNELL and wife, SUE PARNELL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD KNELLINGER,** 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 Lot No. 301, on the plan of Russell Street Commons III, as shown on plat of record in Plat Book 6900, Page 375, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brian K. Parnell and wife, Sue Parnell by deed from Margaret D. McWhinney, unmarried of record in Book 11651, Page 778, 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 office for said county, TN, including but not limited to (a) 2006 real property taxes which have been prorated and assumed by the grantees; (b) all matters appearing on the plan of record in Book ~~4675~~, Page ~~61~~, said Register's Office; (c) ~~restrictive covenants~~ contained in Book ~~4661~~, Page ~~75~~ said Register's Office. 375

Master Deed 7303 487 6100

unimproved ☐

This is improved ■ property, known as 939 RUSSELL Street #17, NASHVILLE, TN 37206

(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 14th day of April, 2006.

BRIAN K. PARNELL

Sue Parnell

SUE PARNELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brian K. Parnell and Sue Parnell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 14th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 7.19.08

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE