File No. 260401166

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/06 14:55 2 pgs
Fees:13.00 Taxes:409.59

20060510-0055062

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/27/08

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Burgess	First Franklin	53-11-65.00
(NAME) 108 Becker Avenue	(NAME) 320 Seven Springs Way, Suite 200	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Brentwood, TN 37027	
(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, ***Claudette McPeters and Gerald L. Parrish***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***James R. Burgess, Jr., unmarried and Jacquelyn Richardson, unmarried, as tenants in common with the right of survivorship***, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 27 of Block "B" on a Map entitled Subdivision Map 3, of the Life and Casualty Insurance Company Property at Old Hickory, Davidson County, Tennessee, of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Claudette McPeters and Gerald L. Parrish by deed from JPMorgan Chase Bank as trustee by Residential Funding Corporation as Attorney-in-fact of record in Instrument number20060227-0022321 and filed for record on February 27, 2006, Register's Office for said County.

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 108 Becker Avenue, Old Hickory, TN 37138
(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), his/her/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), his/her/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.

Brenda Parrish

Claudette McPeters

Gerald L. Parrish

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Claudette McPeters and Gerald L. Parrish, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 4th day of May, 2006.

My Commission Expires:

Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

File Number: 260401166

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

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the witin named Brenda Parrish, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennesee, this 4th day of May, 2006

Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008