Box 19-A

Founders Title and Escrow, LLC 1912 21st Ave South Nashville, TN 37212	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 96,002 — X _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2006. _____ Notary Public MY COMMISSION EXPIRES: 1/23/10 (AFFIX SEAL)

RAQUEL LOAYZA NOTARY PUBLIC STATE OF TENNESSEE EXP. 1/23/10 DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Parthemore	BANK OF AMERICA	147-16A-26
(NAME) 126 McMurray Circle	(NAME) 1400 BEST PLAZA DR. # 101	
(ADDRESS) Nashville, TN 37211	(ADDRESS) RICHMOND, VA 23227	
(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,

CRYSTAL RENEE CAPPS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRIS PARTHEMORE AND JULIA L. HARLOW, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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 Unit No. 126, a Planned Unit Development Site, located on McMurray Drive, Nashville, Tennessee, as shown on plat of record in Book 6250, Page 230, amended in Book 6606, Page 144, 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 Crystal Rene Capps, by deed from Brandi A. Lewis, a single woman, of record in Instrument No. 20030130-0012878, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 126 McMurray Circle, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 06/13/06 11:16 2 pgs
Fees:13.00 Taxes:355.21

20060613-0070199

Witness my/our hand(s) this 26th day of May, 2006.

Crystal R Capps

Crystal Renee Capps

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood , Tennessee this 26th day of May, 2006

Commission expires: 11/30/09

Notary Public

TRENT LEHMAN ★ TENNESSEE
NOTARY PUBLIC AT LARGE
★ WILLIAMSON COUNTY ★