WARRANTY DEED

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,400.00

Will Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Will Smith	Capital Mortgage Finance Corp	136-05-0/38.00
(NAME) 212 Winward Court	(NAME) 6310 Stevens Forest Road	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Columbia, MA 21046	
(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, **Lawrence Parry and Elizabeth Ann Parry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Will Smith** & Serina Smith husband & wife, 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:

Being Lot No. 56 as shown on the plat of Section Three of Bayview, of record in Plat Book 9700, Page 665, in the Register's Office for Davidson County, Tennessee and as revised on the plat of Revision One, Bayview, Section Three, Revision to Lots 47 and 48, of record in plat book 9700, page 749, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawrence B. Parry and wife, Elizabeth Ann Parry by Warranty Deed from NVR, Inc., a Virginia Corporation, and Successor by merger to NVR Homes, Inc. a Virginia Corporation t/a Ryan Homes, a Virginia Corporation dated November 12th, 1999 and filed for record in Book 11752, Page 34, in the Register's Office for Davidson County, Tennessee.

This Property is commonly known as: 212 Winward Court Nashville Tennessee 37217.

Subject to any and all matters as shown on the Plan of Record in Plat Book 9700, Page 665, as revised in Plat Book 9700, Page 749, in the Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 10323, Page 55, Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126 and Book 11271, Page 163, in the Register's Office for Davidson County, Tennessee.
Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated between the parties.

unimproved ☐

This is improved ☒ property, known as 212 Winward Court, Nashville, TN 37217
(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 26th day of October, 2006.

Davidson County DEEDWARR
Recvd: 11/01/06 12:41 2 pgs
Fees:13.00 Taxes:756.28
20061101-0135704

L B Parry
Lawrence B. Parry

Elizabeth Ann Parry, by Lawrence B. Parry, her atty in fact.
Elizabeth Ann Parry, by Lawrence B. Parry, her atty in fact

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 Lawrence Parry the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed thewithin instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of October, 2006.

Commission expires: March 15, 2008



Judith C. Jacobs Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of October, 2006, before me personally appeared Lawrence Parry, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth Ann Parry, and who acknowledged that he executed the same as the free act and deed of the said Elizabeth Ann Parry by virtue of that Power of Attorney, duly executed by the said Elizabeth Ann Parry and appearing of record as Instrument No 20061101-0135703 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 26th day of October, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

