WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-14-2011

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/02/07 14:09 2 pg
Fees:13.00 Taxes:247.90

20070402-0039045

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Parrack	Bank of America, N.A.	94-5-301
(NAME)	(NAME)	
1121 Glenview Drive	9000 Southside Blvd # 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070402

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, **I, Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Keith Parrack and wife, Nicole Parrack**, 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 Lots No 36 in Haynie's Central Park Plan, as of record in Book 161, page 116, Register's Office for said County.

BEING a portion of Tract No. 7 of the property conveyed to Mildred W. Davis and Gloria W. Luttrell in their capacities as Co-Trustee of The Woodroof Family Trust dated January 22, 1987 by Warranty Deed from Mildred W. Davis and Gloria W. Luttrell, Co-Executrixes of the Estate of Hettie Woodroof and filed of record in Book 7115, Page 912, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1121 Glenview Drive, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of March, 2007.

Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust

Mildred W. Davis

Mildred W. Davis - Co Trustee
By: Mildred W. Davis, Co-Trustee

Gloria W. Luttrell

Gloria W. Luttrell Co-Trustee
By: Gloria W. Luttrell, Co-Trustee

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2007 at Pleasant View, Tennessee.

Commission expires: 3-14-2011

JENNIFER GREGORY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mildred W. Davis and Gloria W. Luttrell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mildred W. Davis and Gloria W. Luttrell executed the within instrument for the purposes therein contained.

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Commission expires: 3-14-2011

JENNIFER GREGORY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public