File No. 271101152

WARRANTY DEED

TAMMY McCAULEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 11-22-09

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 12/11/07 14:46 2 pgs
Fees:13.00 Taxes:490.25
20071211-0142981

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Parker	Regions Bank d/b/a Regions Mortgage	Map and Parcel 136090A00500CO
(NAME)	(NAME)	
2725 Smith Springs Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-3415	Birmingham, AL 35244	
(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, I, **Frances H. Johnson, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Parker and Erin Parker, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), 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 66A on the Plan of Springview Townhomes, a condominium or horizontal property regime established by Master Deed of record in Book 6349, page 428, said Register's Office and shown as exhibit "A" to the Master Deed of record in Book 6349, page 463 and being part of Lot No. 66 on the Plan of Edge-O-Lake Estates, Section 20-A, of record in Plat Book 5200, Page 183, amended in Book 6359, Page 378, Register's Office for Davidson County, Tennessee, to which references is made for a more complete description.

Being the same property conveyed to Frances H. Johnson, Unmarried by deed from Phillip F. Tomlinson, Sr. and Elaine C. Tomlinson of record in Instrument Number 20030505-0059671 on 04/22/2003 and filed for record on 05/05/2003, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6349, page 428, 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 2725 Smith Springs Road, Nashville, TN 37217-3415
(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), 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), 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 my/our hands this 7th day of December, 2007.

Frances H. Johnson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Frances H. Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of December, 2007.

Commission expires: 11-22-09

Notary Public

TAMMY McCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 271101152

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167