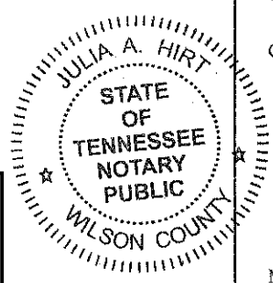
File No. 290300402

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/01/09 08:07 3 pgs
Fees:18.00 Taxes:1093.35
20090401-0028996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,500.00

Terri Lee Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: September 17, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri Lee Parker	First National Bank of Pennsylvania	Map 105-13-0 Parcel 230.01
(NAME)	(NAME)	
1107 Lawrence Avenue	3320 East State Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Hermitage, PA 16148	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Denise Dunlap Billings and husband, Thomas Landry Billings,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Terri Lee Parker,** hereinafter called the grantee, her 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 part of the Westerly part of Lot No. 19, 20 and 21, in the Plan of Duckworth's Addition to Nashville, as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, described according to a survey of Barge, Waggoner, and Sumner, May 25, 1970 as follows:

Beginning at an iron pin in the Southerly margin of Lawrence Avenue, 130 feet West of the Westerly margin of 11th Avenue South; thence leaving said Avenue, South 4 deg. 33 min West 150 feet to an iron pin; thence North 82 deg. 44 min. West 49.1 feet to an iron pin in the Easterly margin of Alley No. 649; thence with the same, North 4 deg. 33 min. East 134.3 feet to an iron pin in the beginning of a curve; thence around said curve, Northeasterly 24.27 feet to an iron pin in the Southerly margin of Lawrence Avenue; thence with the same, South 82 deg. 44 min. East 33.3 feet to the point of beginning.

BEING the same property conveyed to Russell O Lockridge and wife, Mary F. Lockridge by Warranty Deed from Carrie B Yeargin, a widow of record in Book 9511, Page 764 on 11/02/1994 and filed for record on 11/03/1994, Register's Office for DAVIDSON County, Tennessee. BEING the same property conveyed to Denise Dunlap Billings and spouse, Thomas Landry Billings by Warranty Deed from Russell O Lockridge, unmarried of record in Instrument No. 20060627-0076890 on 06/22/2006 and filed for record on 06/27/2006, Register's Office for DAVIDSON County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2009 and subsequent year; any and all matters as set forth per Plat Book 57, Page 83, Register's Office for DAVIDSON County, Tennessee.

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 1107 Lawrence Avenue, Nashville, TN 37204
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 27th day of March, 2009.

Denise Dunlap Billings

Thomas Landry Billings

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand at office this 27th day of March, 2009.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290300402

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of Tennessee
County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is ~~true~~ and correct and whose signature I have witnessed.

Mandy
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

