File No. 290500312

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090043106 DEEDWARR
Recvd: 06/29/09 09:10 2 pgs
Fees: 13.00 Taxes: 388.50
20090629-0059927

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(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
Mike Bedingfield	Peoples Home Equity, Inc.	086-12-0-008.00
(NAME) 473 Rockwood Drive	(NAME) 213 Ward Circle, Suite 201	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN, 37027	
(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, We, Billy James Parrish and wife, Kathy L. Parrish, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Mike Bedingfield,* hereinafter called the grantee(s), He heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*an unmarried man

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section Three, Hermitage Woods, as of record in Plat Book 5050, Page 109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Billy James Parrish and wife, Kathy L. Parrish by Deed dated March 28, 1983 from Mark C. Baron and Kathy S. Baron of record in Deed Book 6027, page 379, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 5050, Page 109, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6145, Page 135 and Book 5239, Page 850; Book 5211, Page 812, Register's Office of 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 473 Rockwood Drive, Hermitage, TN 37076
(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), He 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), He 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 19th day of June, 2009.

Billy James Parrish

Kathy L. Parrish

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Billy James Parrish and wife, Kathy L. Parrish 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 19th day of June, 2009.

Commission expires: 05/03/2010

Notary Public

File Number: 290500312

RETURN TO:

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

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return To:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mount Juliet, TN 37122