File No. 290800654

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090075686 DEEDWARR
Recvd: 11/05/09 14:43 2 pgs
Fees:13.00 Taxes:296.00
20091105-0102543

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Lori Bice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2009.

Stacy N. Ring
Notary Public

MY COMMISSION EXPIRES: 06/21/11
(AFFIX SEAL)

STACY N. RING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernetta McClellan	New Owner	061050A05200CO
(NAME) 217 White Oak Court	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS) ,	
(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, William D. Parente and wife, Lida B. Parente, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Vernetta McClellan, hereinafter called the grantee(s), 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 Unit No. 50 on the Condominium Site Plan Phase III ,Poplar Glen, of record in Plat Book 6900, Page 826, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit. TOGETHER with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws of record in Book 7534, Page 591, amended in Book 7548, Page 612, Book 7733, Page 880, and Book 7734, Page 478, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WILLIAM D. PARENTE AND WIFE, LIDA B. PARENTE by deed from FOX RIDGE HOMES INC. of record in Book 8058, Page 343 on 02/28/1990 and filed for record on 03/06/1990, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 6900, Page 748, Plat Book 6900, Page 826, said Register's Office; (3) Master Deed and By-Laws filed for record in Book 7534, Page 591, amended in Book 7548, Page 612, Book 7733, Page 880, and Book 7734, Page 478, said Register's Office; (4) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4989, Page 430, said Register's Office; (5) Sewer line Easement of record in Book 5129, Page 28, said Register's Office; (6) Sanitary Sewer and/or Storm Drainage Easement of record in Book 5325, Page 322, said Register's Office; (7) Water line Easement of record in Book 6974, Page 989, said Register's Office; (8) Cross Easement of record in Book 7337, Page 269, said Register's Office; (9) Storm Water Detention Agreement Easement of record in Book 7401, Page 541, said Register's Office; (10) Agreement for Open Space of record in Book 8036, Page 209, said Register's Office; (11) Charter of Homeowner's Association as shown of record in Book 8069, Page 166, 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 217 White Oak Court, Nashville, TN 37216
(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), Her 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), 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 my/our hands this 23rd day of October, 2009.

William D. Parente

William D. Parente

Lida B. Parente

Lida B. Parente

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William D. Parente and wife, Lida B. Parente 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 23rd day of October, 2009.

Commission expires: 12/28/2012

Notary Public

File Number: 290800654

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075