WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100019000 DEEDWARR
Recvd: 04/01/10 10:15 2 pgs
Fees:13.00 Taxes:399.60
20100401-0024337

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: February 21, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah L. Parker	Regions Bank dba Regions Mortgage	52-12-0-0/18.00
(NAME)	(NAME)	
706 Nix Pass	2050 Parkway Office Circle RCN- 6	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Elizabeth L Brightwell, a widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah L. Parker and Mitchell G. Parker, wife and husband**, 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 Lot No. 2 on the Map of Marlin Meadows, Section No. 1, as of record in Book 1835, Page 108, Register's Office for said County.

Said Lot No. 2 fronts 140 feet on the westerly side of Nix Pass and runs back between parallel lines 147.16 feet to a dead line.

Being the same property conveyed to Leonard Lee Brightwell and wife, Elizabeth L. Brightwell by Warranty Deed from M & M Homes, Inc. dated May 24th, 1952 and filed for record on May 25th, 1952 in Book 2083, Page 323, in the Register's Office Davidson County, Tennessee. Leonard Lee Brightwell died on May 13, 1992, leaving the property vested to Elizabeth L. Brightwell as surviving tenant..

Subject to any and all matters as shown on the Plan of Record in Plat Book 1835, Page 108, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2010 Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 706 Nix Pass, Madison, TN 37115
(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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of March, 2010.

Elizabeth L. Brightwell
Elizabeth L. Brightwell

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 Elizabeth L. Brightwell the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2010.

Commission expires: February 21, 2012

Judith C. Jacobs Notary Public

