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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100019119 DEEDWARR
Recvd: 04/01/10 13:20 2 pgs
Fees:13.00 Taxes:1187.70
20100401-0024518

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 321,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2010.

Notary Public:

MY COMMISSION EXPIRES: 5/6/2013
(AFFIX SEAL)

J. DYKE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Amanda J. Parson	Regions Bank dba Regions Mortgage	Parcel ID:
3431 Stokesmont Rd.	P.O. Box 200401	11707012700
Nashville, TN 37215	Florence, SC 29502-0401	

FOR AND IN 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

Barbara J. Schulz, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Amanda J. Parson, an unmarried woman and Jeffrey J. Nelson, an unmarried man *
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:

Being the northerly one-half of Lot No. 111 of the Plan of the north part of Noel's Subdivision of Watkins Grove, as of record in Book 547, Page 156, Register's Office for said County.

Said part of Lot No. 111 fronts 100 feet on the westerly side of Stokesmont Avenue, formerly Hord Street and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Barbara J. Schulz by deed from Robert E. Batey, of record in Book 9551, Page 828, dated December 16, 1994, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1490, Page 615, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Page 156, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3431 Stokesmont Rd., Nashville, TN 37215

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.

*** Tenants in common with the right of survivorship.**

Witness my hand this 31st day of March, 2010.

Barbara J. Schulz
Barbara J. Schulz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara J. Schulz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2010.

My Commission Expires: 11/7/12

Notary Public

