Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0201

STATE OF TN
COUNTY OF Williamson

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,875.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE27th day of April, 2010

Notary Public
Commission Expires: 2-2012

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Brad Parnell	Brad Parnell	034-05-0A016.00 CO
418 Thomas Jefferson Circle	418 Thomas Jefferson Circle	
Madison, TN 37115	Madison, TN 37115	

WARRANTY DEED

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, I/WE,

Melissa Shook Morris, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradford Parnell, 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:

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 16 ON THE PLAN OF MONTICELLO MANOR, AS OF RECORD IN BOOK 6250, PAGE 551, AND BEING PART OF THE PROPERTY ON THE PLANS 0F RECORD IN BOOK 421, PAGE 44, BOOK 6200. PAGE 54, AND BOOK 6250, PAGE 551, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM ARE THE EXTERIOR WALLS AS SHOWN AND SET FORTH IN AN INSTRUMENT OF RECORD IN BOOK 6643, PAGE 958, AND, THE BASEMENT CONVEYED TO MONTICELLO MANOR HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 6823, PAGE 862, SAID REGISTER'S OFFICE.

BILL GARRETT, Davidson County
Trans:T20100027439 DEEDWARR
Recvd: 05/07/10 09:49 2 pgs
Fees:13.00 Taxes:254.84
20100507-0034909

Being the same property conveyed to Meilssa Shook Morris, by QuitClaim Deed, from Sarah Shook, a single individual -- reserving a life estate, of record in Instrument # 20020327-0037254, Register's Office for Davidson County, Tennessee, dated March 20, 2002 and recorded March 27, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 418 Thomas Jefferson Circle Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 27 **day of** Apr, **2010.**

Melissa Shook Morris

Melissa Shook Morris

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Shook Morris, 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 Brentwood, Tennessee this 27th day of April, 2010.

Notary Public

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission Expires: 2-2012