BILL GARRETT, Davidson County
Trans:T20100050583 DEEDWARR
Recvd: 08/16/10 13:00 2 pgs
Fees:13.00 Taxes:425.50

20100816-0064442

WARRANTY DEED

File No.: ALW-10-1905

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Carla Ruth Hart Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2010

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Ruth Hart Jenkins	F&M Bank	163-16-A-121.00CO
(NAME)	(NAME)	
1905 Isabelle Lane	1639 Medical Center Parkway, Ste. 101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, I/WE, **JAMES B. PARSONS AND WIFE, LOIS PARSONS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **CARLA RUTH HART JENKINS , UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 241 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements as shown on Exhibit "A-1" to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for Provincetown of record in Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James B. Parsons and wife, Lois Parsons by deed dated November 10, 2006 from Centex Homes, a Nevada General Partnership of record in Instrument No. 20061114-0141365, Register's Office for Davidson County, Tennessee.

This instrument executed on behalf of James B. Parsons and wife, Lois Parsons pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20100816-0064441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1905 Isabelle Lane, Antioch, TN 37013
(House Number) (Street) (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 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), 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/our hand(s) this 10th day of August, 2010.

James B. Parsons
by Alexander Brandau, IV, Attorney in Fact

Lois Parsons
by Alexander Brandau, IV, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of August, 2010, before me personally appeared Alexander Brandau, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James B. Parsons and Lois Parsons and who acknowledged he executed the same as the free act and deed of the said James B. Parsons and Lois Parsons.

Witness my hand and official seal, this the 10th day of August, 2010.

Notary Public
My Commission Expires: 01/07/2013

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171