BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

File No. 210110068

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100076652 DEEDWARR
Recvd: 12/06/10 11:05 2 pgs
Fees:13.00 Taxes:1036.00
20101206-0096923

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jayme Parmakian	Peoples Home Equity, Inc	172090A15700
(NAME)	(NAME)	
1025 Heathfield Cr.	213 Ward Circle, Ste. 201	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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 C. Mayfield III, married,* hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jayme Parmakian and Joseph Parmakian, wife and husband,** hereinafter called the grantee(s), 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. 155 on the Plan of Banbury Crossing, Section Four, a Planned Unit Development, of record in Instrument No. 200001140004987, 200001140004988, and 200001140004989, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to WILLIAM C. MAYFIELD, III, MARRIED by Deed from RICK D. GENTRY AND WIFE, CATHY S. GENTRY, dated 08/02/2004 and filed for record on 08/06/2004 in Instrument 200408060095299, Register's Office for DAVIDSON County, Tennessee.

*Julie W. Mayfield, wife of William C. Mayfield, III, joins in this instrument to convey any and all interest she has in said property.

All matters as set forth per Plat Book 9700, Page 549, Instrument 200001140004987, Instrument 200001140004988, Instrument 200001140004989, said Register's Office.

Restrictive Covenants of record in Book 10369, Page 48, as amended of record in Book 10962, Page 516, as amended of record in Book 11218, Page 180, as amended of record in Instrument 200307280105031, as amended of record in Instrument 200510200126681, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 11187, Page 575, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument 200206100070239, said Register's Office.

Stormwater Detention Agreement of record in Book 10633, Page 330; Stormwater Detention Agreement of record in Instrument 200001110004044, said Register's Office.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 1025 Heathfield Cr., Brentwood, TN 37027

(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), 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 hands this 3rd day of December, 2010.

William C. Mayfield III

Julie W. Mayfield

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William C. Mayfield III and Julie W. Mayfield, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 3rd day of December, 2010.

Commission expires: 11/10/13

Notary Public

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: 210110068

RETURN TO: