Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

BILL GARRETT, Davidson County
Trans:T20110022662 DEEDWARR
Recvd: 04/18/11 11:14 2 pgs
Fees:13.00 Taxes:567.95
20110418-0029746

ADDRESS NEW OWNER:
Adam H. Jernigan & Alison Brady Jernigan
2214 Craigmeade Cr.
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

Tax ID 095-06-10.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Ronald Hoyle Parham, married,** has this day bargained and sold, and does hereby transfer and convey unto **Adam H. Jernigan and Alison Brady Jernigan, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Craigmeade Subdivision, as of record in Book 2900, page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald H. Parham and wife Lili S. Parham by deed from Dennis L. Robinson and wife Kay J. Robinson of record in Book 7896, page 227, Register's Office for Davidson County, Tennessee, dated July 21, 1989 . The said parties having since divorced. And being part of the same property conveyed to Ronald Hoyle Parham by Quitclaim Deed from Lili Schneider Parham of record in Book 9213, page 594, Register's Office for Davidson County, Tennessee, dated September 24, 1993.

This property is not the principal residence of Grantors; therefore their spouses do not have to join in conveyance.

This is improved property known as: **2214 Craigmeade Cr., Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 2900, page 121, and restrictions in Book 3135, page 283, modification in Book 6680, page 862, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of April, 2011

Ronald Hoyle Parham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ronald Hoyle Parham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of April, 2011.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1/4/14

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $153,500.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of April, 2011.

NOTARY PUBLIC

My Commission Expires: 07/08/13

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County