WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110040593 DEEDWARR
Recvd: 07/07/11 08:51 2 pgs
Fees: 13.00 Taxes: 592.00
20110707-0051870

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Parnell	NEW OWNER	14702001200
(NAME)	(NAME)	
4726 Abbay Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(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, **Patrick Wilson and wife, Carrie R. Wilson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James Parnell and Kathryn Elizabeth Parnell, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 359 on the Plan of Caldwell Hall, Section Three, as of record in Plat Book 2900, Page 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patrick Wilson and wife, Carrie R. Wilson by Deed from Don Comp and wife, Edna I. Comp, dated 08/01/2000 and filed for record on 08/04/2000 in Instrument No. 20000804-0077753, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 2900, Page 131, said Register's Office.

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 4726 Abbay Drive, Nashville, TN 37211
(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/or 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/or 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 our hands this 1st day of July, 2011.

Patrick Wilson

Carrie R. Wilson

State of Tennessee
County of Williamson

Personally appeared before me Patrick Wilson and Carrie R. Wilson, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD P. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027