WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110050979 DEEDWARR
Recvd: 08/18/11 13:28 2 pgs
Fees:13.00 Taxes:580.90
20110818-0064016

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 $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen T. Dorning	NEW OWNER	075120B03000 CO
(NAME) 920 Waynewood Lane	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, Brian W. Parrish and wife, Kathryn M. Parrish, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen T. Dorning,_____, 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:

Being Lot No. 72 on the Plan of Brookside Woods, Phase 2, Section 2, of record in Plat Book 9700, page 398, corrected in Book 11346, page 460, Register's office for Davidson County, Tennessee, to which plat reference is herby made for a more complete and accurate description thereof.

Being the same property conveyed to Brian W. Parrish and wife, Kathryn M. Parrish, by deed of record in Instrument Number20070201-0013434, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Brookside Woods, Phase 2, Section 2, of record in Plat Book 9700, page 398, corrected in Book 11346, page 460, Register's office for Davidson County, Tennessee. Restrictive Covenants contained in instrument of record in Book 10444, page 213; Book 11103, page 156; and Book 11453, page 900, Register's Office for Davidson County, Tennessee. Easement for sewer/storm drainage of record in Book 11256, page 436 and Book 11497, page 577, Register's Office for Davidson County, Tennessee. Easement for Utility of record in Book 5609, page 627, Register's Office for Davidson County, Tennessee. Homeowners' Association Charter of record in Book 10451, page 506, Register's Office for Davidson County, Tennessee. Surveyor's Certificate of correction of record in book 11346, pages 459 & 460, Register's Office for Davidson County, Tennessee. Common Area of record in Book 11450, page 112, Register's Office for Davidson County, Tennessee. All matters of record in Book 9700, page 350 and Book 9700, page 362, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 920 Waynewood Lane, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Witness our hands this 15th day of August, 2011.

Brian W. Parrish

Kathryn M. Parrish

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian W. Parrish and Kathryn M. Parrish, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 16th day of August, 2011.

Commission expires:

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013