File No. 120532

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120040882 DEEDWARR
Recvd: 06/04/12 13:30 2 pgs
Fees:13.00 Taxes:1147.00
20120604-0048433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-26-16

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Sloan	F&M Bank	023-00-0-179.00
(NAME)	(NAME)	
5401 Lickton Pike	P.O. Box 451	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Christina Shawn Griffin-Parks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Sloan and Hallie S. Sloan, husband and wife, 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:

A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being 11.67 acres, more or less, as shown on the Boundary Survey of a Portion of the William F. Cockrill Property, prepared by Crockett Surveying, TRLS #1394, plat of which is of record at Instrument No. 20060731-0092126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Included in this conveyance is a 15 foot sewage disposal system easement as shown on the survey, including the right of using the said easement for the passage of sewage water and waste from the said land of the Grantee or all or any of his lands adjoining his said land, and for that purpose also the right to make and at all times repair and maintain all such connections with the said easement as may be reasonable and proper in that behalf, making good, nevertheless, at his own expense, all damage or disturbance which may be caused to the said land of the Grantor in relation to such connections repairs or maintenance.

BEING the same property conveyed to Christina Shawn Griffin-Parks, by Quitclaim Deed from John Randall Parks, II, dated 10/22/08 and recorded 11/6/08 in Instrument No. 20081106-0110524; and being the same property previously conveyed to John Randall Parks, II and wife, Christina Shawn Griffin-Parks, by Warranty Deed from William F. Cockrill and wife, Anna-Lee Cockrill, dated 7/13/06 and recorded 7/31/06 in Instrument No. 20060731-0092127, in the Register's Office of Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

File No. 120532

unimproved ☐

This is improved ☒ property, known as 5401 Lickton Pike, Goodlettsville, TN 37072

(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.

Witness my hand this 31st day of May, 2012.

Christina Shawn Griffin-Parks

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina Shawn Griffin-Parks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2012.

Commission expires: 1-26-16

Notary Public

JANET L. A...

STATE OF TENNESSEE NOTARY PUBLIC

COUNTY OF SUMNER