WARRANTY DEED

Mail

Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$237,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 7/16/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita S. O'Hara And David W. Luster	GreenTree Mortgage Company, L.P.	126-16-A-261CO
(NAME) 7016 Bridgeport Drive	(NAME) 10000 Lincoln Drive West, Suite 5	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Marlton, NJ 08053	
(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, **Lesley Parrish and husband, Joshua T. Parrish**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rita S. O'Hara, an unmarried person and David W. Luster, an unmarried person**, 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. 357 on the Plan of Final Plat Riverwalk, Phase 2A, Section 1 as shown on plat of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lesley Parrish and husband, Joshua T. Parrish by deed from Corinthian Custom Homes, Inc. of record in Instrument No. 20040804-0093420 Register's Office for Davidson County, Tennessee dated July 30, 2004.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **7016 Bridgeport Drive, Nashville, TN 37221**

(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.

Davidson County DEEDWARR
Recvd: 04/09/13 09:56 3 pgs
Fees:18.00 Taxes:876.90
20130409-0034917

Witness our hands this 5th day of April, 2013.

Lesley Parrish

Joshua T. Parrish

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lesley Parrish and husband, Joshua T. Parrish, the bargainors, 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 Nashville, Tennessee this 5TH DAY OF APRIL, 2013.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15