BILL GARRETT, Davidson County
Trans:T20130038470 DEEDWARR
Recvd: 05/08/13 11:29 2 pgs
Fees:13.00 Taxes:74.00

20130508-0046527

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF MAY, 2013.

(Affix Seal) Notary Public

My Commission Expires: 4/8/2017

26016

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Larissa Lentile		Map/Parcel
c/o Keller Williams Realty 30 Burton Hills Blvd., Suite 400 Nashville, TN 37215	NEW OWNER	133 01 0 209.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHY PARRISH AND HUSBAND, DENNIS PARRISH, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto LARISSA LENTILE, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 55 feet of Lots Nos. 431, 432, and 433 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, page 46, Register's Office for said County.

Said parts of said lots front 55 feet on the southerly side of High Street, and run back between parallel lines, along the westerly margin of Crescent Street, 150 feet to the northerly margin of Elgin Street.

TOGETHER WITH AN ALLEY CLOSING IN ORDINANCE NO. 088-221 FILED WITH THE METROPOLITAN COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Kathy Parrish and husband, Dennis Parrish by Warranty Deed from Mary Frances Sullivan of record in Instrument No. 20041117-0138300, Register's Office for Davidson County, Tennessee dated November 16, 2004.

This conveyance is subject to the following:

a. Davidson County and City of taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 133 01 0 209.00.

b. All matters appearing on the Plan of Sunrise Heights Subdivision, Second Plan, of record in Plat Book 421, page 46, Register's Office for Davidson County, Tennessee.
c. Ordinance No. 088-221 filed in the Metropolitan County Clerk's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 522 Elgin Street, Nashville, Tennessee 37211

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, her heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 7 day of May, 2013:

Kathy Parrish

Dennis Parrish

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kathy Parrish, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of May, 2013:

Notary Public

My commission expires: 4/8/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Dennis Parrish, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of May, 2013:

Notary Public

My commission expires: 4/8/2017