THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060002** BILL GARRETT, Davidson County Trans:T20130055205 DEEDWARR Recvd: 06/28/13 14:55 2 pgs Fees:13.00 Taxes:995.93 20130628-0067005	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,169.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2013. Notary Public My Commission Expires:

NATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05 Dec 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Johnny Parham and Tram Parham 7516 Henderson Dr Nashville TN 37221	New Owner	Tax Parcel ID No. 155080E06200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn M. Taylor** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Johnny E. Parham and Tram N. Parham, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*unmarried

Land in Davidson County, Tennessee, being Lot 39, RESUBDIVISION OF LOTS 39, 40 & 41 ,BELLEVUE HIGHLANDS, PHASE 2, as shown on plat of record in Instrument No. 20010608-0060661, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shawn M. Taylor by Warranty Deed from Sharon E. McMahon, unmarried, recorded on the 19th day of May, 2008 in Instrument No. 20080519-0051242, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 39, 40 & 41 ,BELLEVUE HIGHLANDS, PHASE 2, as recorded in Instrument Nos. 20010608-0060661 and 20010202-0010403 and Boundary Plat recorded in Plat Book 9700, Page 955.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11592, Page 670 amended at Instrument No. 20101104-0088413.

Conveyance to Homeowners Association recorded at Instrument No. 20020506-0054929.

Stormwater Detention Agreement recorded in Book 11509, Page 615.

This is improved property located at 7516 Henderson Dr. Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2013.

Shawn M. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shawn M. Taylor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2013.

Notary Public

My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015