BILL GARRETT, Davidson County
Trans: T20130057274 DEEDWARR
Recvd: 07/05/13 10:05 2 pgs
Fees: 13.00 Taxes: 1094.09
20130705-0069574

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 295,700.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2013.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TERESA L. PARKER	**FIRST COMMUNITY MORTGAGE, INC.**	
1204 IRIS MEADOWS COVE	**275 ROBERT ROSE DRIVE**	**098-13-0C/068.00 CO**
HERMITAGE, TN 37076	**MURFREESBORO, TN 37129**	

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 ACKNOWLEDGE, WE,

THE ESTATE OF ALICE M. BOOTH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TERESA L. PARKER, AN UNMARRIED WOMAN

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. 55, on the Plan of Revision One, Phase Three, The Meadows of Seven Points, of record in Instrument 20021022-0129513, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property being conveyed to Alice M. Booth, an unmarried person by Quitclaim Deed from Alice M. Booth, as the surviving Trustmaker of the Charles T. Booth, Jr. and Alice M. Booth Joint Caring Trust, dated 02/01/2012 recorded on 02/02/2012 in Instrument No. 20120202-0009513 said Register's Office for said County.

Also being the same property being conveyed to Charles T. Booth, Jr. and wife, Alice M. Booth, Trustees or Their Successor in Trust under the Charles T. Booth, Jr. and Alice M. Booth Revocable Living Trust dated the 2nd day of February, 1998, dated 11/18/2003 recorded on 11/20/2003 in Instrument No. 20031120-0169279 said Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1204 IRIS MEADOWS COVE, HERMITAGE, TN 37076.

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 in 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/our hand(s) this 28th day of June, 2013.

The Estate of Alice M. Booth By: Deborah S. Taylor Its: Executrix
THE ESTATE OF ALICE M. BOOTH
BY: DEBORAH TAYLOR
ITS: EXECUTRIX

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Deborah Taylor, Executrix for The Estate of Alice M. Booth, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2013.

_____
Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY