WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130073390 DEEDWARR
Recvd: 08/26/13 10:19 2 pgs
Fees: 13.00 Taxes: 425.50

20130826-0089566

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Amadasardi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2013.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/10/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Sharpe	CMG Mortgage, Inc.	162120B01600CO
(NAME)	(NAME)	
1345 Bell Road	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alex D. Parziale, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Elizabeth Sharpe, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5C, as shown on the plan of Villas at Belle Parke, a Horizontal Property Regime, filed as Exhibit C, to and established by the master Deed of record in Instrument No. 200209110110959 as amended in Instrument 200210250130922 Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit. and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Said Unit is also shown on the plan of Phase I, Villas at Belle Parke of record in Instrument 20029130111601, said Register's Office.

* Instrument 20030515-0066792 and 20040218-0018915,

Being the same property conveyed to Alex D. Parziale by Deed dated 08/15/2005 from Mark J. Sheffield of record in Instrument No.#200508220099572, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Mill Creek Village Boundary Plat Instrument No. 200112170138712 and Mill Creek Village Boundary Instrument #200112280143701 and Villas at Belle Parke Phase I in Instrument #200209130111601, Register's Office for Davidson County, Tennessee.
By-Laws of record in Instrument #200209110110959, and amended in Instrument #200210250130922, Register's Office for Davidson County, Tennessee.
Easement of record in Book 7838, Page 934, Instrument #200111160125961, Instrument #200112170318710, Instrument #200203200034488, Instrument #200203220035169 and Instrument #201305170050095, Register's Office for Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Instrument #200209110110958, Register's Office for Davidson County, Tennessee.
Davidson County Real Property Taxes for the year 2013 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1345 Bell Road, Antioch, TN 37013
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 20th day of August, 2013.

Alex D Parziale by Tammy D Edwards
Alex D. Parziale by Tammy D. Edwards
his-attorney-in-fact attorney-in-fact

Christy Parziale by Tammy D Edwards
Christy Parziale by Tammy D. Edwards.
her attorney-in-fact attorney-in-fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tammy D. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Alex D. Parziale and Christy Parziale, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130826-0089564 & 20130826-0089565, Register's Office of Davidson County, Tennessee.

Tracey Trumphour
Notary Public
My commission expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122