WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130087087 DEEDWARR
Recvd: 10/08/13 14:01 2 pgs
Fees:13.00 Taxes:740.00
20131008-0105742

SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/9/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua A. Parrish and Anne L. Parrish,	Guaranty Trust Company	086-04-0A-072.00 CO
(NAME)	(NAME)	
4361 Oakcrest Lane	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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, Vernon T. Keesee, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua A. Parrish and wife, Anne L. Parrish, 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:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Revised Addition to Phase 2B, Oakcrest, of record in Plat Book 7900, Page 253, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Vernon T. Keesee, Jr. by deed of record in Instrument Number 20040105-0001455, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Oakcrest of record in Plat Book 7900, Page 253, Register's Office for Davidson County, Tennessee. Subject to all existing easements and all matters shown on plat of record in Plat Book 7900, page 253; all matters shown on Boundary Plat of record in Plat Book 6900, page 384, as revised in Plat Book 7900, page 250; Declaration of Covenants, Conditions and Restrictions of record in Book 7308, page 874, as supplemented in Book 8277, page 830; and Charter in Book 7589, page 20,, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4361 Oakcrest Lane, Hermitage, TN 37076

(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.

Witness my hand this 3rd day of October, 2013.

Vernon T. Keesee Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon T. Keesee, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of October, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017