BILL GARRETT, Davidson County
Trans:T20140001079 DEEDWARR
Recvd: 01/06/14 15:43 2 pgs
Fees:13.00 Taxes:3478.00
20140106-0001409

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1446

WARRANTY DEED

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, the undersigned **J. Westbrook and K. Fairchild, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randall W. Parham and Jana Lisle Parham husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Revised, Section Two Otter Wood of record in Book 6900, pages 598 through 602, Register's Office for said County, to which plan reference is hereby made for a more complete description. Together with, as an appurtenances thereto, that certain easement for ingress and egress of record in Book 7667, page 218 as corrected in Book 7942, page 678, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Westbrook by deed from Daniel J. Selonke, unmarried and Lori Susan Selonke, unmarried, dated February 18, 2010, of record as Instrument Number 20100303-0016377, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 56 Annandale, Nashville, TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of January, 2014.

J. Westbrook

K. Fairchild

State of Tennessee)
County of Davidson)

On this 3rd day of January, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named J. Westbrook and K. Fairchild, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 940,000.00.

Affiant

Sworn and subscribed before me on this the 3rd day of January, 2014.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Randall W. Parham 56 Annandale Nashville, TN 37215	UBS - AG, Tampa Branch 3000 Bayport Dr., Ste. 100 Tampa, FL 33607	158-4-A-49