Y Buy 44
GSR

BILL GARRETT, Davidson County
Trans:T20140001355 DEEDWARR
Recvd: 01/07/14 13:49 3 pgs
Fees:18.00 Taxes:1313.50
20140107-0001775

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this 6th day of January, 2014. Notary Public My Commission Expires: 6/21/16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows: Tyne Whitten-Parrish and Ryan Parrish 833 Glen Avenue Nashville, TN 37204	Send Tax Bills To: SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	Map-Parcel Number: 105-14-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David G. Whitten, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tyne**

Whitten-Parrish and husband, Ryan Parrish, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of the westerly 5150 feet of Lot No. 95 on the plan of Waverly Loan Company's Property, called "Waverly Place," of record in Book No. 57, page 95, Register's Office for said County, and being further described according to the Mortgage Loan Inspection by John Kohl & Company, P.C., Registered Land Surveyor TN #100, dated August 29, 1988, File #35754-R 71, as follows:

Beginning at a point on the southwesterly margin of Glenn Avenue (also known as Glen Ave.) at the common front corners of Lots 95 and 96 on said plan; thence, northwestwardly, with the southwestwardly margin of said Glenn Avenue, 75 feet, to a point, on the said southwesterly margin of said Avenue: thence, southwestwardly 200 feet to a point located on the northeasterly margin of a 20 foot alley, said point being 107 feet west of the southeasterly rear corner of said Lot 95; thence, northwestwardly 50 feet to a point on said alley; thence northeastwardly 200 feet to a point on the southwesterly margin of said Glenn Avenue; thence, southeastwardly 50 feet to a point of beginning.

Being the same property conveyed to David G. Whitten by deed from James T. Hackney and Leslie Fresh of record in Instrument No. 20040116-0006888, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantor herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

This is improved property known as: **833 Glen Avenue, Nashville, TN 37204.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 6 day of January, 2014.

David G. Whitten

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Whitten, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of January, 2014

(Seal)

RHONDA R. WINN NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 02-04-2015

Rhonda R. Winn
Notary Public

My Commission Expires: 2-4-2015

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