WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140015120 DEEDWARR
Recvd: 03/05/14 12:53 2 pgs
Fees:13.00 Taxes:444.00
20140305-0018552

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gwendolyn Yoho	Franklin American Mtg.	01400015300
(NAME)	(NAME)	
7194 Harper Road	501 Corporate Centre Dr #400	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140065

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jeremy Alan Parrott**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Gwendolyn Yoho, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an existing metal fence post being 16.2 feet, more or less from the center of Harper Road, and being the Southwest corner of this tract; thence parallel with the center of Harper Road, North 11° 15' 35" East, a distance of 135.09 feet to a set iron rod in a gravel drive being the common corner to Tract No. 1 of this survey; thence with a new line and common line to Tract No. 1, South 79° 07' 09" East, a distance of 399.57 feet to a set iron rod; thence South 86° 51' 06" East, a distance of 575.02 feet to a set iron rod; thence South 79° 17' 12" East, a distance of 547.05 feet to a set iron rod; thence south 10° 59' 47" West, a distance of 81.35 feet to an existing capped iron rod by Winston Gaffron in a hollow, and being the common corner to Harry Krantz as of record in Book 7036, page 491, Register's Office for Davidson County, Tennessee; thence with said Krantz North 68° 52' 20" West, a distance of 236.65 feet to an existing iron rod near a drain; thence south 49° 18' 33" West, a distance of 243.94 feet to an existing iron rod and being the common corner to Robbins Subdivision, as of record in Book 9700, page 753, Register's Office for Davidson County, Tennessee; thence with said subdivision North 77° 32' 28" West, a distance of 698.08 feet to an existing iron rod and being the common corner to Charles LaRue as of record in Book 11404, page 909, Register's Office for Davidson County, Tennessee; thence with said LaRue, North 79° 29' 47" West, a distance of 434.83 feet to a metal fence post which is the point of beginning, having an area of 225905 square feet, 5.19 acres, more or less.

BEING all of the same property conveyed to Jeremy Alan Parrott (unmarried) by Warranty Deed from Jerry Lee Sullivan and wife, Lou Sullivan, dated July 16, 2008 and filed of record in Instrument 20080718-0074082, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7194 Harper Road, Joelton, TN 37080

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of February, 2014.

Jeremy Alan Parrott

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jeremy Alan Parrott, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jeremy Alan Parrott executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2014.

Commission expires: 11-17-15

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public