BILL GARRETT, Davidson County
Trans:T20140028027 DEEDWARR
Recvd: 04/24/14 11:53 2 pgs
Fees:13.00 Taxes:296.00

20140424-0034524

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Rachelle Caudill
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 23rd day of April, 2014.

Notary Public
My commission expires: 04/17/16

05-1403-66229

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith Matthew Parrack 1616 Long Avenue Nashville TN 37206	Keith Matthew Parrack 1616 Long Avenue Nashville, TN 37206	071-12-0-035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kimberly L. Witherspoon, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Keith Matthew Parrack and wife, Nicole Teresa Harvey, hereinafter called the Grantees, their successors 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. 66, on the Plan of Joywood, of record in Book 974, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly L. Witherspoon, unmarried by deed from Jerry Nail, dated April 7, 2000, recorded April 19, 2000, of record in Instrument No. 20000419-0039185, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1816 Joy Circle, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

xKLW

WITNESS my hand this 23rd day of April, 2014.

Kimberly L. Witherspoon

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly L. Witherspoon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 23rd day of April, 2014.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16