THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14020270** RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00 JAnderson Affiant Subscribed and sworn to before me, this2nd day of May, 2014. Notary Public My Commission Expires: ____

BILL GARRETT, Davidson County
Trans:T20140030895 DEEDWARR
Recvd: 05/05/14 15:16 2 pgs
Fees:13.00 Taxes:1258.00

20140505-0038192

WARRANTY DEED

Address New Owner: Matthew Wolfe and Victoria Wolfe 1408 Hampshire Place Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-16-0-A-073.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lee M. Parkison and Ellamarie Parkison, Trustees of the Lee M. Parkison and Ellamarie Parkison Joint Revocable Living Trust Agreement** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Wolfe and Victoria Wolfe, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 73, DEVON PARK, PHASE TWO, as shown on plat of record in Plat Book 6250, Page 432, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Lee M. Parkison and wife, Ellamarie Parkison to Lee M. Parkison and Ellamarie Parkison, Trustees, Lee M. Parkison and Ellamarie Parkison Joint Revocable Living Trust Agreement as recorded on the 31st day of July, 2003 in Instrument No. 20030731-0108361; Quitclaim Deed from Lee M. Parkison and wife, Ellamarie Parkison, Trustees, Lee M. Parkison and Ellamarie Parkison Joint Revocable Living Trust Agreement, dated July 8, 1994 to Lee M. Parkison and wife, Ellamarie Parkison as recorded on the 7th day of July, 2003 in Instrument No. 20030707-0092989; Quitclaim Deed from Lee M. Parkison and wife, Ellamarie Parkison to Lee M. Parkison and Ellamarie Parkison, Trustees of the Lee M. Parkison and Ellamarie Parkison Joint Revocable Living Trust Agreement, dated July 8, 1994 on the 17th day of January, 2002 in Instrument No. 20020117-0006878 and Warranty Deed from Bradley C. Fishel and wife, Lori G. Fishel to Ellamarie Parkison and husband, Lee M. Parkison as recorded on the 30th day of May, 2000 in Instrument No. 200005300053244, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEVON PARK, PHASE TWO, as recorded in Plat Book 6250, Page(s) 432.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6176, Page 7, Book 6541, Page 542, Book 6967, Page 156 and Book 2439, Page 183.

Terms and provisions of by-Laws recorded in Book 8276, Page 53.

Charter of Homeowners Association recorded in Book 7372, Page 862.

Stormwater Detention Agreement recorded in Book 6145, Page 252.

This is improved property located at 1408 Hampshire Place Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2014.

Lee M. Parkison, Trustee

Lee M. Parkison, Trustee

Ellamarie Parkison, trustee

Ellamarie Parkison, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lee M. Parkison, Trustee and Ellamarie Parkison, Trustee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014