BILL GARRETT, Davidson County
Trans:T20140034225 DEEDWARR
Recvd: 05/16/14 10:05 2 pgs
Fees:13.00 Taxes:2183.00
20140516-0042126

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14040583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $590,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2014.

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clifford M. Harrell, III 630 Royal Oaks Place Nashville TN 37205	New Owner	Tax Parcel ID No. 130-03-070.00

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, **Nate Parrish and Nancy Parrish, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clifford M. Harrell, III and Elizabeth Nickens Willoughby, Husband and Wife**, ("Grantees"), its 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 16, RESUBDIVISION OF ROYAL OAKS, SECTION "A", as shown on plat of record in Plat Book 1424, Page 55, 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 Warranty Deed from Chris Tompkins and Jessica Tompkins, husband and wife to Nate Parrish and Nancy Parrish, husband and wife as recorded on the 16th day of April, 2013 in Instrument No. 20130416-0037807 and Warranty Deed from Benjamin D. Joffe and Carolyn A. Joffe, husband and wife to Chris Tompkins and Jessica Tompkins, husband and wife as recorded on the 17th day of June, 2008 in Instrument No. 20080617-0062378, 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.
City of Belle Meade taxes for the year 2014 and thereafter, for tax parcel identification number 130-03-070.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF ROYAL OAKS, SECTION "A", as recorded in Plat Book 1424, Page(s) 55.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for Sanitary Sewer, recorded in Book 5786, Page 988.

This is improved property located at 630 Royal Oaks Place Nashville TN 37205

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 5th day of May, 2014.

Nate Parrish

Nancy Parrish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nate Parrish and Nancy Parrish, 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 5th day of May, 2014.

Notary Public

My Commission Expires: _____

