BILL GARRETT, Davidson County
Trans:T20140039401 DEEDWARR
Recvd: 06/04/14 15:23 2 pgs
Fees:13.00 Taxes:814.00
20140604-0048623

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

CRT File No. 14040742

BOX 50-B
PREPARED BY:
RETURN TO:
ESCROW CORP.
END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$225,900.00~~ 220,000 W

Affiant

Subscribed and sworn to before me, this 28th day of May, 2014.

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 6-4-17

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler James Mangan	~~New Owner~~ ARK-LA-TEX FINANCIAL	Tax Parcel ID No.
4726 Abbay Dr	5160 Tennyson Pkwy 2000W	147-02-0-012.00
Nashville TN 37211	PLANO, TX 75024	

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, **James Parnell and Kathryn Elizabeth Parnell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler James Mangan, an unmarried man,** ("Grantees"), his 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 359, SECTION 3, CALDWELL HALL, as shown on plat of record in Plat Book 2900, Page 131, 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 to James Parnell and Kathryn Elizabeth Parnell, husband and wife by Warranty Deed from Patrick Wilson and wife, Carrie R. Wilson, recorded on the 7th day of July, 2011 in Instrument No. 20110707-0051870, 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 SECTION 3, CALDWELL HALL, as recorded in Plat Book 2900, Page(s) 131.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3164, Page 222.

This is improved property located at 4726 Abbay Dr Nashville TN 37211.

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 28th day of May, 2014.

James Parnell

Kathryn Elizabeth Parnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Parnell and Kathryn Elizabeth Parnell, 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 28th day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014