WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Charles R. Parrish Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2014.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles R. Parrish Jr.	HJL, LP	08414000400
(NAME)	(NAME)	
198 Barker Road	P.O. Box 140510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140046221 DEEDWARR
Recvd: 06/30/14 10:24 2 pgs
Fees:13.00 Taxes:625.30
20140630-0056959

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **HJL, L.P.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles R. Parrish Jr. and Valerie W. Parrish, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 91, on the plan of Section Two, Donelson Meadows, as shown by plat of record in Plan Book 2133, Page 100 and 101 and amended in Book 3946, Page 916, of said Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to HJL, L.P. by Warranty Deed dated 07/27/2005 from Curtis S. Baker, and wife, Jill M. Baker of record in Instrument 200507290089083, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 2133, Page 100, Book 2133, Page 101, Book 3946, Page 916, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 198 Barker Road, Nashville, TN 37214
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves,

our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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.

Witness my hand this 25th day of June, 2014.

HJL, L.P.

Jane Eakes
General Partner

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jane Eakes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be General Partner of HJL, L.P. and that she as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as General Partner.

WITNESS my hand and seal this 25th day of June, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122