WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140048541 DEEDWARR
Recvd: 07/08/14 11:16 2 pgs
Fees: 13.00 Taxes: 869.50

20140708-0059968

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2014

Notary Public:

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Loren Sanders	Farmington Mortgage	Parcel ID:
3026 and 3024 Fernbrook Lane	2002 Richard Jones Rd.	08505002300 /
Nashville, TN 37214	Nashville, TN 37215	08505002200

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Elizabeth C. Parnell, a widow

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Loren Sanders and wife, Devin Renee Sanders

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Third Civil District of Davidson County, Tennessee, known as Lot No. 3, Lot No. 4 and Lot No. 5 on the Plan of Subdivision of Heartland, Section 2, as of record in Book 4955, Page 12, Register's Office for Davidson County, Tennessee, according to a survey made by Ernest Medlin, dated April 12, 1976.

Being the same property conveyed to James A. Parnell and wife, Elizabeth C. Parnell by deed from Donelson Church of Christ of record in Book 7161, page 232, Register's Office for Davidson County, Tennessee, dated March 4, 1987 and recorded on March 9, 1987. The said James A. Parnell is now deceased (As to Lots 4 and 5)

Being the same property conveyed to James A. Parnell and wife, Elizabeth C. Parnell by Warranty Deed from Trustees of the Donelson Church of Christ of record in Instrument No. 20111107-0086823, Register's Office for Davidson County, Tennessee, dated November 4, 2011 and recorded on November 7, 2011. The said James A. Parnell is now deceased. (As to Lot 3)

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4955, Page 12, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3026 and 3024 Fernbrook Lane, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 7th day of July, 2014.

Elizabeth C. Parnell

Elizabeth C. Parnell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth C. Parnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2014.

My Commission Expires: 9-9-14

Notary Public

