Davidson County DEEDWARR
Recvd: 07/29/14 15:03 3 pgs
Fees:18.00 Taxes:1036.00
20140729-0067481

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53618
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harlan C. Thomas, II 8004 Montcastle Drive Nashville, Tennessee 37221	Bob Taylor Bank 2350 Green Road #100 Ann Arbor, MI 48105

TAX MAP-PARCEL NUMBERS: 155020A04100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Parrish, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harlan C. Thomas, II,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Parrish and husband, George S. Papa, Jr., by Warranty Deed from David A. Constantino, unmarried, dated February 26, 1996 and recorded on February 27, 1996 of record in Book 9959, page 378, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc No. 20051228-0154934, said Register's Office, George Samuel Papa, Jr., a single person conveyed his interest in subject property to Linda Parrish.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 326 and 327, said Register's Office, which Plan shows a minimum building setback line and 10 foot easement for public utility, drainage and landscaping purposes along the southerly and easterly lines of said lot. And a public utility and drainage easement of varying width along the northerly portion of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7170, page 926, amended in Book 7260, page 295, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8004 Montcastle Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of July, 2014.

Linda Parrish

State of TENNESSEE
County of DAVIDSON

On this 28th day of July, 2014 , before me the undersigned authority, personally appeared Linda Parrish , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 3 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Sworn and subscribed before me this the 28th day of July, 2014

My Commission Expires: 5/23/16

Notary Public

True Copy Certification

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to ~~law~~.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-15

Notary' Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY