BILL GARRETT, Davidson County
Trans:T20140085773 DEEDWARR
Recvd: 11/13/14 14:09 2 pgs
Fees:13.00 Taxes:1405.63
20141113-0104924

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

Subscribed and sworn to before me, this 12th day of November, 2014

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Andrew Parnell	New Owner	
(NAME)	(NAME)	(MAP)
4909 Manassas Circle		171-03-0A-074.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, David Harrison Bartley and wife, Lesley Harper Bartley, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James Andrew Parnell and Kathryn Elizabeth Parnell, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Section Three, Fredericksburg, of record in Plat Book 7900, Page 691, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Harrison Bartley and wife, Lesley Harper Bartley by deed from Daniel Scott Bauchiero and wife, Jessica Davenport Bauchiero of record in Instrument No. 20120131-0008655 Register's Office for Davidson County, Tennessee, dated January 27, 2012 and recorded on January 31, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4909 Manassas Circle, Brentwood, Tennessee 37027

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/our hand(s) this 12th day of November, 2014.

David Harrison Bartley

Lesley Harper Bartley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David Harrison Bartley and wife, Lesley Harper Bartley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of November, 2014.

Notary Public

My Commission Expires: 1/9/2016

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE