BILL GARRETT, Davidson County
Trans:T20140090499 DEEDWARR
Recvd: 12/03/14 10:51 2 pgs
Fees:13.00 Taxes:1480.00
20141203-0110805

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION [illegible]
GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(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
Doug Myhand Construction, LLC	Doug Myhand Construction, LLC	05413003000
(NAME)	(NAME)	
10572 Lebanon Road	10572 Lebanon Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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 considerations, the receipt of which is hereby acknowledged, **Parlay, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Doug Myhand Construction, LLC**, 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 all of Lot No. 2, on the Final Plat of River Oaks, Major Subdivision, of record in Plat Instrument 201410070092682, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Parlay, LLC by Warranty Deed dated 10/15/2013 from J. Michael Lynch and Pamela D. Lynch, Husband and Wife of record in Instrument 201310180109109, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 843, Page 56, Plat Instrument 201410070092682, said Register's Office.
Restrictive Covenants and Conditions of record in Instrument 201408220076803, said Register's Office.
Deed of Conveyance Easement of record in Book 2152, Page 571, said Register's Office.
Sanitary Sewer Easement of record in Book 8870, Page 867, said Register's Office.
Declaration Of Restrictions And Covenants For Stormwater Facilities And Systems of record in Instrument 201312160126725, said Register's Office.

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 Lot 2 River Oaks Subdivision, Old Hickory, TN 37138
(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 November, 2014.

PARLAY, LLC

William Parrish
Member

Douglas Myhand
Member

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, William Parrish and Douglas Myhand with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Member and Member of Parlay, LLC and that he/she/they as such Member and Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Member and Member.

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

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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