# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009410 DEEDWARR
Recvd: 02/06/15 08:42 2 pgs
Fees:13.00 Taxes:395.90
20150206-0011150

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER MARKS
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sept. 11, 2016
COUNTY OF KNOX

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Craig S. Parker | NEW OWNER | 149110A00700CO |
| (NAME) | (NAME) | |
| 1106 Rural Hill Road | 12515 Weatherstone Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Knoxville, TN 37922 | |
| (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, **MiCasa of America, LLC , a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Craig S. Parker and Gail L. Parker ,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 all of Lot No. 7, Phase I, Rice Hill, of record in Plat Book 6250, page 858, 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 the same property conveyed to MiCasa of America, LLC by Substitute Trustees Deed from Auborn L. Hager, III, Substitute Trustee of record in Instrument No. 20130925-0100869, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 6250, Page 858, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6812, Page 48, said Register's Office.
Charter of record in Book 6824, Page 986, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 7097, Page 613, said Register's Office.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

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 1106 Rural Hill Road, Antioch, TN 37013
(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 29th day of January, 2015.

MICASA OF AMERICA, LLC

Kimberly S. Eades

By: Kimberly S. Eades
Its: Chief Operating Officer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly S. Eades, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Chief Operating Officer of MiCasa of America, LLC, a Tennessee limited liability company, and that she is authorized to execute this instrument on its behalf.

Witness my hand this 29th day of January, 2015.

Notary Public
My Commission Expires: 8/21/17

DONALD R. DARR JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**