Davidson County DEEDWARR
Recvd: 02/12/15 15:46 3 pgs
Fees:18.00 Taxes:393.68
**20150212-0013216**

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,400.00.

Affiant

Subscribed and sworn to before me, this 5th day of February, 2015.

Notary Public
My commission expires: 5/19/18

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Crystal Lee Brown | BancorpSouth Bank | 086120011.00 |
| 461 Rockwood Drive | 2778 W. Jackson St. Bldg C | |
| Hermitage, TN 37076 | Tupelo, MS 38801-0306 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Rockwood Jose Family Limited partnership,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Crystal L. Brown an unmarried person and Stephen Tyler Parkerson an unmarried person,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Hermitage Woods Subdivision, Section 3 in record Plat Book 5050, Page 109 and 110, Register's Office for Davidson County, Tennessee, Instrument Number 20070110-0004339.

Being the same property conveyed to The Rockwood Jose Family Limited Partnership, by Quitclaim Deed from Jonathan and Selene Jose, recorded on July 30, 2008 in Instrument Number 20080730-0078161, Register's Office for Davidson County, Tennessee.

This property is improved property known as **461 Rockwood Drive, Hermitage, TN, 37076**

This conveyance is subject to the following: all matters appearing of record in Plat Map Book 5050, Page 109-110, Register's Office for Davidson County, Tennessee.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 5th day of February, 2015.

The Rockwood Jose Family limited partnership

By: _____
Selene Jose

Its: General Partner

By: _____
Selene Jose

Its: Limited Partner

By: _____
Selene Jose, individually

By: _____
Jonathan Jose

Its: General Partner

By: _____
Jonathan Jose

Its: Limited Partner

By: _____
Jonathan Jose, individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Selene Jose and Jonathan Jose, General Partners, Limited Partners, and indivually, for The Rockwood Jose Family limited partnership,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership as such General Partners and Limited Partners.

Witness my hand and official seal at this 5th day of February, 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014113364

**True Copy Certification**

I, Kimie Perry, 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.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

