NEW OWNER:

MARTIN KERRIGAN
9436 RAVEN HOLLOW RD
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0174

Map & Parcel 07214030800

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150012864 DEEDWARR
Recvd: 02/23/15 09:55 3 pgs
Fees:18.00 Taxes:573.50
20150223-0015194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Five Thousand and 00/100 Dollars ($155,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAMELA J. PARHAM, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MARTIN KERRIGAN**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 23 on the Map of Block A, Belle Forest, Addition No. 2, as shown on the plat of the same of record in Plat Book 843, Page 94, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to PAMELA J. PARHAM by Quitclaim Deed from Nathaniel Parham, as single person, dated November 18, 2013, and of record in Instrument No. 20131119-0119379, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Pamela J. Parham and Nathaniel Parham by Quitclaim Deed from Anthony R. Parham, dated November 6, 1991, and of record in Book 8481, Page 719, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1319 CHESTER AVE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 843, Page 94, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 18th day of February, 2015.

PAMELA J. PARHAM

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PAMELA J. PARHAM**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of February, 2015.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$155,000.00** .

Debbie A. Seiber

AFFIANT

Sworn to and subscribed to before me this 19th ~~18th~~ day of February, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2016