BILL GARRETT, Davidson County
Trans:T20150016346 DEEDWARR
Recvd: 03/06/15 11:14 2 pgs
Fees:13.00 Taxes:765.90
20150306-0019355

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Rebecca C. Rhea
1428 Stoner Ridge
Hermitage, TN 37076

MORTGAGEE
Southern Bank of Tennessee
1499 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 075-11-0-A
PARCEL 070.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Teresa Parsons, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rebecca C. Rhea, married,** hereinafter called the Grantees, their heirs and 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 Lot No. 65, on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, Page 984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Parsons, by Warranty Deed from Kenneth R. Edmonds and wife, Kimberly K. Edmonds, dated March 9, 2006 and filed of record in Instrument No. 20060314-0029165, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10337, Page 102, and in Instrument No. 20000313-0025560; Easement to Bellsouth of record in Book 10613, Page 652; Easement to First Suburban Water Utility District of record in Book 6838, Page 485; Easement to Metro Government of record in Book 7404, Page 562; Quitclaim Deed to Heritage Meadows HOA of record in Instrument No. 20090115-0003848 and in Instrument No. 20090915-0086157; Charter of record in Book 11114, Page 771; Sanitary Sewer Easement to Metro Government of record in Book 11497, Page 601; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 9700, Page 984, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1428 Stoner Ridge Hermitage, TN 37076.**

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 our hands this 27th day of February, 2015.

Teresa Parsons

Teresa Parsons by Trey Marshall Attorney in Fact

Trey Marshall

Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 27th day of February, 2015, before me personally appeared Trey Marshall, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Teresa Parsons, and who acknowledged that he executed the same as the free act and deed of Teresa Parsons.

Witness my hand and official seal this 27th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $207,000.00.

Trey Marshall

AFFIANT

Subscribed and sworn to before me this 27th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY