WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051795 DEEDWARR
Recvd: 06/29/15 10:05 2 pgs
Fees:13.00 Taxes:788.10
20150629-0062071

R-CB-15-3412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires OCT. 18, 2016

(AFFIX SEAL)

JEFFREY M. GRISSOM NOTARY PUBLIC DAVIDSON COUNTY, TENN. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maurice A. Overton and Holly S. Hampton	**SWBC Mortgage**	
(NAME)	(NAME)	
3412 Cobble Street	**9311 San Pedro Avenue, Suite 100**	**172-12-0B-169.00-C O**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RODNEY R. PARKIN AND KIRSTEN PARKIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MAURICE A. OVERTON, AN UNMARRIED MAN, AND HOLLY S. HAMPTON, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 547 on the Plan of Section Ten Bradford Hills of record in Plat Book 7900, Page 6, amended in Book 7900, Page 495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodney R. Parkin and Kristen Parkin, husband and wife by Warranty deed from Ross H. Florey and Deborah K. Florey, husband and wife of record in Instrument No. 20020528-0064451 Register's Office for Davidson County, Tennessee, dated May 17, 2002 and recorded on May 28, 2002. The said Kirsten Parkin being one and the same as Kristen Parkin.

This conveyance is subject to:
- Plan of P.U.D. Boundary for Bradford Hills of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.
- Plan of Section Ten, Bradford Hills of record in Plat Book 7900, Page 495, as corrected by Surveyor's Certificate of Correction (Section Ten) of record in Book 9219, Page 115, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of Bradford Hills, Section Ten of record in Book 8069, Page 170, Book 8267, Page 616, Book 8267, Page 618, Book 8372, Page 901, Book 8374, Page 591, Book 8522, Page 853, Book 8634, Page 799, Book 8885, Pages 517 - 519, and Book 9227, Page 69, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8071, Page 531, Registesr's Office for Davidson County, Tennessee.
- Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and Water Mains, of record in Book 8377, Page 769, and Book 8377, Page 808, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space by deeds of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 8896, Page 291, in the Register's Office for Davidson County, Tennessee.
- 2015 Property Taxes and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3412 Cobble Street, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 25th DAY OF JUNE, 2015.

Rodney R. Parkin

Kirsten Parkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY R. PARKIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIRSTEN PARKIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212