BILL GARRETT, Davidson County
Trans:T20150074779 DEEDWARR
Recvd: 09/02/15 10:19 2 pgs
Fees:13.00 Taxes:1095.20
20150902-0089259

WARRANTY DEED

KPG15-1901

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2015

Notary Public

MY COMMISSION EXPIRES: 5/3/16

(AFFIX SEAL)

KAYLA E. LODER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Rathfon	Access National Mortgage (NAME)	
1901 Forrest Ave	1800 Robert Fulton Dr., Ste # 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Reston, VA 20191	08310027500
(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, we JOHNATHAN M. PARTON AND MARISA PARTON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY RATHFON AND SARAH HICKS, HUSBAND AND WIFE, 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 part of a 10-1/2 acre tract, as shown on Plat of Richardson Place Subdivision, as of record in Book 547, Page 135, in the Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 28, 1954, as follows:

Beginning at a point in the Northeast corner of the easterly end of Forrest Avenue; thence, North 4 degrees 15' East 108.3 feet to a point; thence, South 71 degrees 39' 30" East 73.5 feet to a point; thence, South 10 degrees 29' 30" West 91.85 feet to a point in the northerly margin of a 25 foot wide strip designated for a street; thence, North 85 degrees 25' 30" West along the northerly margin of said strip 60.75 feet to the BEGINNING.

Being the same property conveyed to Johnathan M. Parton and Marisa A. Harmon, husband and wife by Warranty deed from John R. Gimenez, married of record in Instrument No. 20121003-0090442 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 3, 2012.

Marisa A. Harmon is now known as Marisa Parton

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 547, Page 135; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1901 Forrest Ave, Nashville, Tennessee 37206
(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 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 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/our hand(s) this 28th day of August, 2015.

Johnathan M. Parton

Marisa Parton by a Horney in fact
Marisa Parton

STATE OF Tennessee
COUNTY OF Davidson

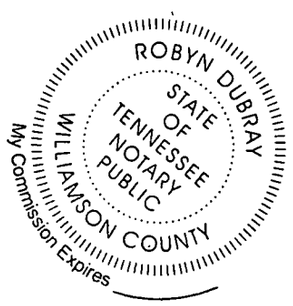
On this the 28th day of August, 2015, before me personally appeared Johnathan M. Parton and Marisa Parton, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of August, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

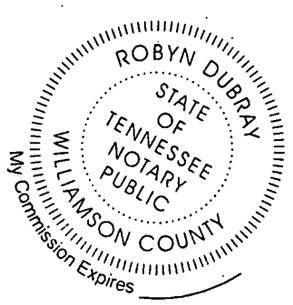
On this the 28th day of August, 2015, before me personally appeared Jonathan M. Parton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marisa Parton, and who acknowledged he/she/they executed the same as the free act and deed of the said Marisa Parton.

Witness my hand and official seal, this the 28th day of August, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066