Davidson County	**DEEDWARR**
Recvd: 10/02/15 09:41	**3 pgs**
Fees:18.00 Taxes:555.00	
20151002-0100301	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015

Notary Public:

MY COMMISSION EXPIRES: 8-27-18
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lester Parris	Nations Direct Mortgage	Parcel ID:
6709 Birchbrook Drive	18200 Von Karma, Ste 250	176050A03200CO
Antioch, TN 37013	Irvine, CA 92612	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

John F. Downey and wife, Linda A. Downey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lester Parris , an unmarried man, and Phyllis M. Gibbs, an unmarried woman, as tenants in common *
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:

*with right of survivorship

BEING all of Lot No. 49, Hickory Woods Estates, Section "C", as shown by plat and survey of record in Plat Book 6900, Page 884-887, all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to John F. Downey and Linda A. Downey, husband and wife, by deed from Ambros Kirk, III and wife, Amanda M. Kirk, of record in Instrument 20121026-0098165, said Register's Office, dated October 25, 2012.

This conveyance is subject to Restrictions and By-Laws of record in Book 9678, Page 187; Book 9764, Page 44; Book 11180, Page 802; Book 9678, Page 213; Instrument 20001207-0120450; Instrument 20010614-0062710; Instrument 20031010-0150800, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 884-887, said Register's Office; (3) PUD Boundary of record in Plat Book 6900, Page 884, said Register's Office; (4) Anchor Easement of record in Book 10153, Page 990, said Register's Office; (5) Easement for Transmission Lines to USA in Book 9632, Page 990, said Register's Office; (6) Water Mains Easement of record in Book 8169, Pages 571 and 588, said Register's Office; (7) Sanitary Sewer Easements of record in Book 6952, Page 830; Book 6954, Page 24; Book 7145, Page 618; Book 8169, Page 564; Book 8169, Page 571; and Book 9790, Page 311, said Register's Office; (8) Areement for Sewer Taps in Book 5935, Page 707-719; Book 6008, Page 756, and Book 6252, Page 270, said Register's Office.; (9) Easement to Tennessee Power Co. for TVA Lines in Book 437, Pages 24 and 39, said Register's Office; (10) Ingress/Egress Easement in Book 4725, Page 961, said Register's Office; (11) Dedication of Easement for Sanitary Sewer in Book 4435, Page 20, said Register's Office; (12) Deed of Conveyance to Metropolitan Government in Book 5055, Page 441, said Register's Office; (13) Easement to Nashville Gas Co. in Book 5897, Page 209 & 224; Book 5909, Page 915; and Book 6079, Page 356, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6709 Birchbrook Drive, Antioch, TN 37013

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 30th day of September, 2015.

John F. Downey

Linda A. Downey

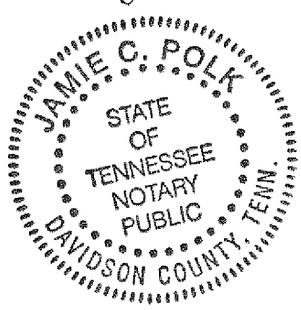
STATE OF TENNESSEE
COUNTY OF Davidson

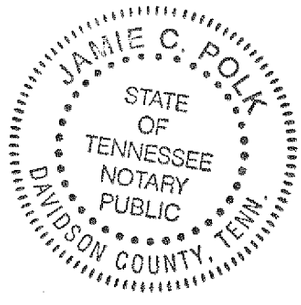
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John F. Downey and Linda A. Downey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2015.

My Commission Expires: 3/10/19

Notary Public





True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

SEAL

