This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Davidson County	DEEDWARR
Recvd: 10/13/15 11:28	2 pgs
Fees:13.00 Taxes:592.00	
20151013-0104096	

SEND TAX BILL TO:
NEW OWNER:
James and Mary Parrish
3144 Goodwin Dr.
Nashville, TN 37217

MAP 13609001800

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 and sufficiency of which are hereby acknowledged, **Steven Lynn Denton,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **James M. Parrish and wife, Mary Griffis Parrish,** 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. 51 on the Plan of Edge-O-Lake Estates, Section 20-A, of record in Plat Book 5200, page 183, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Doris B. Denton and Eugene Crafton, each owning an undivided one half interest by Deed of record in Book 7332, page 874 Register's Office for Davidson County, Tennessee. Eugene Crafton conveyed his interest to Doris B. Denton, unmarried by Quitclaim Deed dated November 27, 1989 of record in Book 7994, page 927, Register's Office for Davidson County, Tennessee.

Doris B. Denton, having since died on April 11, 2015, (Tennessee Department of Revenue Inheritance Tax Closing Letter is attached as Exhibit A), (Tenn Care release is attached as Exhibit B), (Death Certificate is attached as Exhibit "C") testate, her estate being admitted to the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 15P810. Pursuant to paragraph III of her Will ... "I bequeath to my son, Steven Lynn Denton, all of my property, real, personal and mixed, in fee simple and absolutely".

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements, facts, conditions and limitations and other matters of record in Plat Book 5200, page 183, said Register's Office. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 5200, page 183, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

This is improved property known as 3148 Goodwin Drive, Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, includingany improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hand this the 12th day of October, 2015.

Steven Lynn Denton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steven Lynn Denton**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of October, 2015.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of October, 2015.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF WILSON

On this 12th day of October, 20 15, personally appeared before me, a notary public for this county and state, Christie J Lannom, who acknowledges that this certification of electronic document is true and co... and whose signature I have wit...

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRE... JUNE 25, 2019