BILL GARRETT, Davidson County
Trans: T20150090123 DEEDWARR
Recvd: 10/22/15 12:19 2 pgs
Fees: 13.00 Taxes: 666.00

20151022-0107635

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-28072

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin D. Parker	Tennessee Trust Mortgage, Inc	014-00-O-019.04
(NAME)	(NAME)	
305 Moonwater Ct	6398 Highway 41-A	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pleasant View, TN 37146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William Ray Mallard, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Justin D. Parker and Katie A. Parker, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of a part of the A. J. Williams Tract, according to a survey made by Hickerson-Miller Engineers-Surveyors, and shown as Tract Number 18 on said survey, as follows:

Beginning at a point in the easterly margin of Harper Road, said point being 1,679.5 feet north of the center line of Highway Number 112, being the corner of Lots Numbers 16 and 17; thence with the margin of said road, North 2 degrees 13 minutes West 100 feet to a point, thence North 89 degrees 0 minutes East 435 feet to a point; thence South 2 degrees 13 minutes East 100 feet to a point; thence South 89 degrees 0 minutes West 435 feet to the point of beginning.

Being the same property conveyed to William Ray Mallard, a single man by Warranty Deed from One Tenn Ltd, dated 07/08/2011, recorded 07/14/2011 of record in Instrument No. 20110714-0053763, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7170 Harper Road, Joelton, TN 37080

(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/or 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/or 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 21st day of October, 2015

William Ray Mallard

State of Tennessee
County of Williamson

Personally appeared before me William Ray Mallard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of October, 2015.

Notary Public K. Thomas Sidwell
My Commission Expires: 11/17/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY