BILL GARRETT, Davidson County
Trans:T20150093703 DEEDWARR
Recvd: 11/03/15 12:34 2 pgs
Fees:13.00 Taxes:444.00
20151103-0111972

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$120,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7.2.18
| (AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie Dale Caquelin Marlys Lou Caquelin 310 Bonnacroft Drive Hermitage, TN 37076	Wilson Bank & Trust 623 West Main Street Lebanon, TN 37087	075-13-189.00

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,

Joan L. Parker, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jimmie Dale Caquelin and Marlys L. Caquelin, husband and wife

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:

Being Lot 87 on the Plan of Hermitage Hills Subdivision, as of record in Plat Book 2900, Pages 48 & 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Darren Ray Parker, a single person by Deed from Vernon R. Parker and wife, Joan L. Parker, dated May 17, 2010 of record in Instrument No. 20100517-0037807, Register's Office for Davidson County, Tennessee. Property now vests in Joan L. Parker by Quitclaim Deed from Darren Ray Parker, dated October 22, 2015 of record in Instrument Number 20151027-0109228, Register's Office for Davidson County, TN. Property was further conveyed to Joan L. Parker by Quitclaim Deed from James T. Neil, Successor Trustee of The J.W. Neil Revocable Living Trust under Agreement dated August 14, 1997, of record in Instrument Number 20151027-0109229, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 2900, Pages 48 & 49, amended in Book 3135, Page 106, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **310 Bonnacroft Drive, Hermitage, TN 37076**
(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 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 my hand(s) this 30th day of October, 2015.

Joan L. Parker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joan L. Parker, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2015.

Susan Frankley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRANKLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076