WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KARA L. WATT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-16-2018

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen K. Dye	Lending Hand Mortgage, LLC	181-03-0-A-298.00CO
(NAME)	(NAME)	
8008 Mandan Drive	116 E. Cedar St.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kathryn Parsons, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen K. Dye and Megan Dye, 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:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Revision One, Phase Two, Addition to Indian Creek, of record in Plat at Instrument No. 20070720-0086788, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn Parsons by Quitclaim Deed from Eric Parsons, of record in Instrument No. 20140702-0058465, Register's Office for Davidson County, Tennessee, dated April 23, 2014, and recorded on July 02, 2014, being also the same property conveyed to Kathryn Parsons and husband, Eric Parsons by Warranty Deed from TR & D Homes, Inc., of record in Instrument No. 20130910-0095480, Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 10, 2013.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 8008 Mandan Drive, Brentwood, TN 37027
(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.

Davidson County DEEDWARR
Recvd: 11/04/15 09:47 3 pgs
Fees:18.00 Taxes:952.75
20151104-0112298

Witness my hand this 2nd day of November, 2015.

Kathryn Parsons

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 2nd day of November, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathryn Parsons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

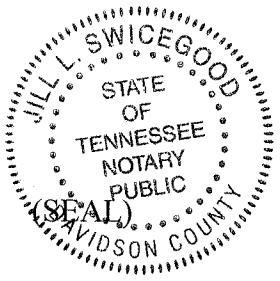
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018