BILL GARRETT, Davidson County
Trans:T20150100609 DEEDWARR
Recvd: 11/25/15 14:48 3 pgs
Fees:18.00 Taxes:961.63
20151125-0119908

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15695

Send Tax Bills To:

New Owner

New Owner is:
Joseph R. Cannatti
602 Rosebank Avenue
Nashville, TN 37206

MAP: 083-08-0

PARCEL: 129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lori A. Parish, unmarried, and Joe E. Parish and wife, Saundra J. Parish,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joseph R. Cannatti and Corissa Bragg, husband and wife,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 602 Rosebank Avenue, Nashville, TN 37206

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Rosewood Heights, Section I, as of record in Book 2133, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lori A. Parish, unmarried, and Joe E. Parish and wife, Saundra J. Parish, as Joint Tenants with the Right of Survivorship, and not as Tenants in Common, by Warranty Deed from Cecil M. Spivey and wife, Lynette C. Spivey, dated 5/17/02 and recorded 5/23/02 in Instrument No. 20020523-0062786, in the Register's Office of Davidson County, Tennessee.

LAP JEP by LAP AIF
SJP by LAP AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this ___ day of _____, 2015.

GRANTOR:

Lori A. Parish

Lori A. Parish

Joe E. Parish by Lori A Parish his attorney in fact

Joe E. Parish by Lori A. Parish, his Attorney in Fact

Saundra J. Parish by Lori A Parish her attorney in fact

Saundra J. Parish by Lori A. Parish, her Attorney in Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Lori A. Parish**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that she holds a valid power of attorney executed by **Joe E. Parish,** and acting under such power of attorney she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20151125-0119907, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 20th day of November, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires: 09.11.2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Lori A. Parish**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that she holds a valid power of attorney executed by **Saundra J. Parish,** and acting under such power of attorney she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20151125-0119906, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 20 day of November, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lori A. Parish,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20 day of November, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $259,900.00.

Affiant

SWORN TO and subscribedbefore me this ____ day of _____, 2015.

Notary Public

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: 1-8-19