Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$90,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 30th day of December, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

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
Ardyth and Kevin Parrick 5700 Alvin Sperry Rd. Mt. Juliet, TN 37122	New Owner	086-09-3.00

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,

Joseph C. Kimery, unmarried

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

Ardyth Parrick, married, and Kevin Parrick, married, as tenants in common with right of survivorship

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 No. 80A, of the zone lot division of Lots 76, 77 and 80 on the Plan of Lakeside Woods, Section Two, as of record in Book 6900, Page 625, Register's Office for Davidson County, Tennessee, which amends the plat of record in Book 6200, Page 461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph C. Kimery by Deed from Sharon K. Simmons, dated November 17, 2003 of record in Instrument Number 20031120-0169166, Register's Office for Davidson County, Tennessee.

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 6900, Page 625, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6564, Page 740 and Book AM 7347, Page 82, Register's Office for Davidson County, Tennessee
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **110 Schooner Court, 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 December, 2015.

Joseph C. Kimery

BILL GARRETT, Davidson County
Trans: T20160000350 DEEDWARR
Recvd: 01/04/16 13:17 2 pgs
Fees: 13.00 Taxes: 333.00
20160104-0000374

STATE OF Tennessee
COUNTY OF Davidson

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

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

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

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