BILL GARRETT, Davidson County
Trans:T20160020236 DEEDWARR
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Fees:13.00 Taxes:499.50
20160311-0023560

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tony R. Clouse 134 Hillis Hollow Road Goodlettsville, TN 37072	Tony R. Clouse 134 Hillis Hollow Road Goodlettsville, TN 37072	034050-055.00

THIS INDENTURE, made this 4th day of March, 2016 between

Brad C. Parnell and wife, Karen M. Parnell

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Tony R. Clouse, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the plan of Gatewood Subdivision, Section 1, as shown on plat of record in Plat Book 3300, Pages 47-52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brad C. Parnell, an unmarried man by Warranty Deed dated 12/29/06 from Christi S. Griffin-Parks and Patrick Thomas Griffin, Jr., Heirs at Law of Dawn Dae Thweatt Griffin of record in Instrument No. 20070108-0002838, Register's Office for Davidson County, Tennessee.

Spouse, Karen M. Parnell joins in this conveyance to convey any and all interest she may have in said property.

This is (X) improved ( ) unimproved property known as: 315 Goldie Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Brad C. Parnell

Karen M. Parnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brad C. Parnell *and Karen M. Parnell the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 4th day of March, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $135,000.00

Brad C Parnell
Affiant

Sworn to and subscribed before me, this 4th day of March, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County