Davidson County DEEDWARR
Recvd: 03/21/16 13:54 2 pgs
Fees:13.00 Taxes:1151.07
20160321-0026606

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-16-16

(AFFIX SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
161037 Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bradley Scott Troxel and Lori Troxel	Renasant Bank	119 05 0 201.00
(NAME)	(NAME)	
213 Elberta Street	2001 Park Place North, Suite 650	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eleven Thousand One Hundred And No/100 Dollars ($311,100.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lincoln T. Parish, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bradley Scott Troxel and Lori Troxel, 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. 15 on the Map of the Re-Subdivision of Lots Nos 4, 5, 6, 7, 8 and 9 of Block 27 and Lots Nos 2, 3, 4 and 6 of Block 26 and Blocks 23 and 24 Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lincoln T. Parish and Celine F. Bailey, husband and wife by Warranty Deed from Kacy R. Huntley, A single person dated December 21, 2011 and recorded December 27, 2011 as Instrument No. 20111227-0100884, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lincoln T. Parish by Quitclaim Deed from Celine F. Bailey, formerly known as Celine Fabienne Bailey Parish dated February 21, 2014 and recorded February 27, 2014 as Instrument No. 20140227-0017068, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 213 Elberta Street, Nashville, TN 37210

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, has 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 our hands this 18th day of March, 2016.

Lincoln T. Parish

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lincoln T. Parish, the 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, this the 18th of March, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

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