Davidson County	DEEDWARR
Recvd: 04/08/16 10:58	3 pgs
Fees:18.00 Taxes:555.00	
20160408-0033822	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of April, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

GRN-161406

THIS INSTRUMENT WAS PREPARED BY
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 S. Troxel	Renasant Bank	091 13 0 102.00
(NAME)	(NAME)	
504 Eastboro Drive	1820 West End Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ritchie Parris, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bradley Scott Troxel and Lori A. 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. 13 and the northerly 11.5 feet of Lot No. 12 on the Plan of E.T. Brown's Subdivision, as of record in Book 332, Page 126, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Leo Elton DeMoss, unmarried by Deed from Randy Dwayne Beckham, unmarried dated April 29, 2008 and recorded May 2, 2008 as Instrument No. 200805020045494, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leo Elton DeMoss by Corrected Warranty Deed from Randy Dwayne Beckham dated June 3, 2014 and recorded June 4, 2014 as Instrument No. 201406040048643, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cumberland Homes, Inc., a Tennessee Corporation by Warranty Deed from Leo Elton DeMoss dated June 3, 2014 and recorded June 4, 2014 as Instrument No. 201406040048645, in said Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Regal Homes Co. by Quitclaim Deed from Cumberland Homes, Inc., a Tennessee Corporation dated July 30, 2014 and recorded July 31, 2014 as Instrument No. 201407310068257, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ritchie Parris by Warranty Deed from Regal Homes Co. dated July 30, 2014 and recorded July 31, 2014 as Instrument No. 201407310068258, in said Register's Office for Davidson County, Tennessee.

Said Property was never the primary residence of Ritchie Parris and Susan Parris.

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 504 Eastboro Drive, Nashville, TN 37209

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 6th day of April, 2016.

Ritchie Parris

STATE OF TENNESSEE

COUNTY OF

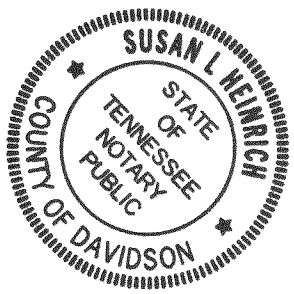
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Ritchie Parristhe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within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

Witness my hand and official seal, this the 6th of April, 2016.

Notary Public

My Commission Expires: 9-10-18

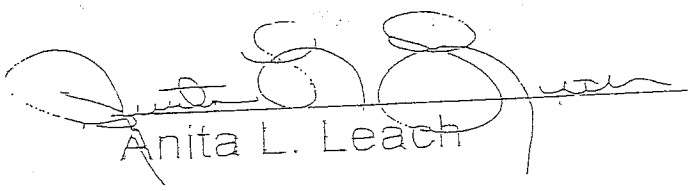
(SEAL)



File Number: GRN-161406FC

True Copy Certification

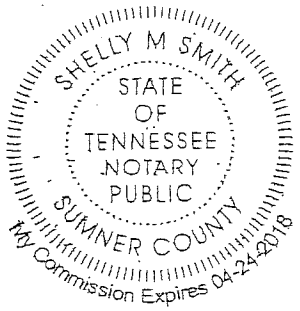
I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

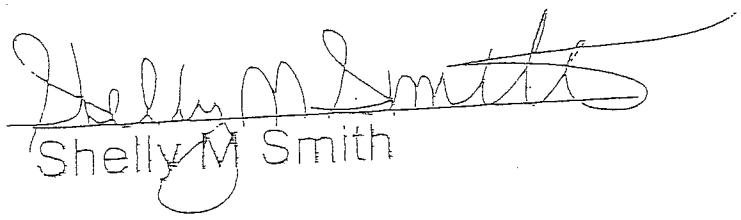


Anita L. Leach

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