Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15110040

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF Rutherford }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF March 2016

NOTARY PUBLIC

My Commission expires: 12-8-16

Address of New Owner
Jeremy Dismang
3117 Milliken Drive
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
015-14-061.00,

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brandon Parker and Brent Parker,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Jeremy Dismang,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Lot No. 21 on the Plan of William Hills, Section 2, of record in Plat Book 4460, Page 62, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Timothy Blaine Parker, a single person, by Warranty Deed from Michael T. Sirles and wife, Brandy F. Sirles, dated 02/28/13 and recorded on 03/06/13 in Instrument No. 20130306-0022417, Register's Office for Davidson County, Tennessee. Timothy Blaine Parker has since died intestate on or about November 5, 2015. The subject property passed to his heirs at law, being his sons, Brandon Parker and Brent Parker, as evidenced by Affidavit of Heirship of record in Instrument No. 20160413-0035453, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
3117 Milliken Drive, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2016 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 4460, Page 62, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 4576, Page 846, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7499, Page 421, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160030035 DEEDWARR
Recvd: 04/13/16 13:54 2 pgs
Fees:13.00 Taxes:628.63
20160413-0035454

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Brandon Parker and Brent Parker** has/have caused this instrument to be executed, this the 18 day of March, 20 16.

Brandon Parker

Brent Parker

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Brandon Parker and Brent Parker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 18 day of March, 20 16.

My commission Expires: 8-25-18

NOTARY PUBLIC

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY