BILL GARRETT, Davidson County
Trans:T20160047782 DEEDWARR
Recvd: 06/07/16 09:01 2 pgs
Fees:13.00 Taxes:814.00
20160607-0057129

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive
Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Debbie Damaschen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2016

Tina D. Brown
Notary Public
Commission Expires: 12-10-2017

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Russell Parrish 5000, 5001, 5002, 5003, 5004, 5005, 5006, 5007, 5016, 5018, 5020 Southfork Blvd Old Hickory, TN 37138	Russell E. Parrish, Trustee 2494 North Mt. Juliet Road Suite 100 Mt. Juliet, TN 37122	063-16-0C-023.00 5000 Southfork Blvd - 063-16-0C-023.00 CO (Unit 23) 5001 Southfork Blvd - 063-16-0C-001.00 CO (Unit 1) 5002 Southfork Blvd - 063-16-0C-022.00 CO (Unit 22) 5003 Southfork Blvd - 063-16-0C-002.00 CO (Unit 2) 5004 Southfork Blvd - 063-16-0C-021.00 CO (Unit 21) 5005 Southfork Blvd - 063-16-0C-003.00 CO (Unit 3) 5006 Southfork Blvd - 063-16-0C-020.00 CO (Unit 20) 5007 Southfork Blvd - 063-16-0C-004.00 CO (Unit 4) 5016 Southfork Blvd - 063-16-0C-015.00 CO (Unit 15) 5018 Southfork Blvd - 063-16-0C-014.00 CO (Unit 14) 5020 Southfork Blvd - 063-16-0C-013.00 CO (Unit 13)

WARRANTY DEED

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, I/WE,

Donald Breeding, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Russell E. Parrish, Trustee, with full power to sell, transfer, convey, lease, mortgage, or encumber without the joinder of any beneficiary

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 Unit Nos. 1, 2, 3, 4, 13, 14, 15, 20, 21, 22 and 23 on the Plan of Section One, Hermitage Springs Estates, formerly and also known as Hermitage Springs Townhomes as established by Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20001206-0120233 amended in Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20040226-0022056, Instrument No. 20060703-0078830, Instrument No. 20060815-0100265 and Instrument No. 20141208-0111982; and By-Laws in Instrument No. 20010712-0074536, amended in Instrument No. 20030808-0113486, Register's Office for said County. Reference is made to the Plan of Hermitage Springs Townhomes, Section One, a Horizontal Property Regime, of record in Instrument No. 20010801-0081514, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Donald Breeding, a married man, by Warranty Deed from Weckesser Builders, LLC, dated 8/17/05 and recorded 8/17/05 in Instrument No. 20050817-0097840, and re-recorded on 8/31/05 in Instrument No. 20050831-0104481 in the Register's Office of Davidson County, Tennessee (as to Units 13, 14 and 15).

BEING the same property conveyed to Donald Breeding, a married man, by Warranty Deed from Jo-Mac Properties, LLC, dated 8/17/05 and recorded 8/17/05 in Instrument No. 20050817-0097841, in the Register's Office of Davidson County, Tennessee (as to Units 1-4 & 20-23).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5000-5007, 5016, 5018, 5020 Southfork Blvd, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of June, 2016.

Donald M. Breeding
Donald Breeding

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Donald Breeding, a married man
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.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of June, 2016.

Notary Public
My Commission Expires: _____

(Notary Seal)

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CHRIS MULE