BILL GARRETT, Davidson County
Trans:T20160049253 DEEDWARR
Recvd: 06/10/16 09:53 2 pgs
Fees:13.00 Taxes:462.69
20160610-0058877

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 260
Franklin, TN 37064
File # 01282-3155

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 125,052.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2016.

Notary Public

My commission expires: 10/30/16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David C. Parrish **Lauren Nupp**	SWBC Mortgage Corp	**16216010300**
1315 Hickory Park Court W	9311 San Pedro # 100	
Antioch, TN 37013	San Antonio, Tx 78216	

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 ACKNOWLEDGE, WE,

Lea P. Hunter, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David C. Parrish and Lauren Nupp, 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 Number 44-B on the plan of the zone lot division of Lot Numbers 41 through 47, Hickory Park Villas, Section 3, of record in Book 5200, Page 604, as amended in Book 6250, Page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lea P. Hunter, a single woman, by Richard M. Atchley, a married man, by Warranty Deed dated August 27, 2008 of record in Instrument No. 20080829-0088837, Register's Office for Davidson County, Tennessee. Lea P. Hunter is now a married woman. Her spouse, heirs nor assigns never resided in subject property as their sole principle residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1315 Hickory Park Court W, Antioch, TN 37013.

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, have a good right to convey it and the same in 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 my/our hand(s) this 6th day of June, 2016.

Lea P. Hunter

Lea P. Hunter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lea P. Hunter, the within named Grantor(s), 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, at office, this 6th day of June, 2016.

Notary Public

My Commission Expires: 9/11/17

