BILL GARRETT, Davidson County
Trans:T20160089037 DEEDWARR
Recvd: 10/10/16 11:46 2 pgs
Fees:13.00 Taxes:416.25
20161010-0106870

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $112,500.00.

Verified by Walsh
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of October, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Paul Parris	SAME AS NEW OWNER	07601003300
(NAME)	(NAME)	
857 Noel Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jose R. Trejo,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Paul A. Parris, III, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Oak Creek, of record in Plat Book 5200, page 96, Register's Office, Davidson County, tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jose R. Trejo by deed from Steve Chaisson, unmarried and Nick Lampley, unmarried, of record in Instrument No. 20070801-0091235, said Register's Office.

This property is __unimproved _X_improved property known as: 833 & 835 Oak Leaf Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of October, 2016.

Jose R. Trejo

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~WILSON~~ Los angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jose R. Trejo, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 02-28-2017

SHANNA T. HEMPHILL
Commission # 2008951
Notary Public - California
Los Angeles County
My Comm. Expires Feb 28, 2017

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122