BILL GARRETT, Davidson County
Trans:T20160105312 DEEDWARR
Recvd: 11/30/16 11:33 2 pgs
Fees:13.00 Taxes:1021.20
20161130-0125616

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $276,000.00.

Affiant

Subscribed and sworn before me this the 28th day of November, 2016.

Notary Public
My commission expires: 1/5/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Aaron C. Parker	Movement Mortgage, LLC	095-03-0-098.00
2315 Ingleside Drive	841 Seahawk Circle	
Nashville, TN 37214	Virginia Beach, VA 23452	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CAVAN MCCANN AND WIFE, JENNIFER MCCANN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AARON C. PARKER AND BETHANY R. PARKER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Merry Oaks of record in Plat Book 1835, Page (s) 67 & 68, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 156 fronts 95 feet on the Southerly side of Ingleside Road and runs back 168 feet on the Easterly line and 205.2 feet on the Westerly line, to a dead line in the rear, measuring 101.8 feet thereon.

Being the same property conveyed to Cavan McCann and wife, Jennifer McCann, as tenants by the entirety by Warranty deed from John R. Stroud and wife, Charlotte O. Stroud of record in Instrument No. 20070702-0078564 Register's Office for Davidson County, Tennessee, dated June 27, 2007 and recorded on July 02, 2007.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2315 Ingleside Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of November, 2016.

Cavan McCann

Jennifer McCann

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cavan McCann and Jennifer McCann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of November, 2016.

My commission expires:

11/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY