

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $509,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of January, 2017.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY

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

BILL GARRETT, Davidson County
Trans:T20170002801 DEEDWARR
Recvd: 01/11/17 10:21 2 pgs
Fees:13.00 Taxes:1883.30
20170111-0003134

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Clarence Miller and Sherry Miller (NAME)	Churchill Mortgage (NAME)	110-00-0-054.00
4723 Hessey Road (ADDRESS)	7611 Old Nicky Blvd, #400 (ADDRESS)	
Mt. Juliet, TN 37122	Brentwood, TN 37027	

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 **Kenneth Robert Parsons, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Clarence Miller and Sherry Miller, husband and wife, as joint tenants**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in X Davidson County, Tennessee, described as follows, to wit:

Tract 1
Beginning at a point in the common corner of the Parsons tract and the Carter tract, located on the westerly line of the herein described property, N 2 deg. 47' East 62.41 feet to a point; thence S 86 deg. 00' East 95.00 feet to a point; thence N 5 deg. 00' East 270.00 feet to a point: thence S 80 deg. 15' East 277.70 feet to a point; thence S 5 deg. 07' West 588 feet to a point; thence S 5 deg. 07' West 588 feet to a point; thence S 85 deg. 30' West 360.00 feet to a point; thence N 2 deg. 47' East 398.80 feet to the point of beginning.

Being the same property conveyed to Kenneth Robert Parsons by deed from Belinda Thornton Parsons, of record in Instrument No. 20111208-0096059, said Register's Office.

Tract 2
Beginning at a point in the center of Hessey Road (dead end road), thence N 03 deg. 30' 00" E 50.02 feet to a point; thence S 88 deg. 00' 00" E 644.50 feet to a point; thence N 17 deg. 59' 16" W 304.04 feet to a point; S 89 deg. 02' 00" E 130.99 feet to a point; thence S 03 deg. 30' 00" W 328.20 feet to a point; thence N 88 deg. 00' 00" W 664.00 feet to the point of beginning and containing 1.26 acres, more or less (54,841+ square feet.)

Being the same property conveyed to Kenneth Robert Parsons by deed from Belinda Thornton Parsons, of record in Instrument No. 20120328-0026531, said Register's Office.

This property is __unimproved _X_improved property known as: 4723 Hessey Road, Mt. Juliet, TN 37122.

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 Wilson 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 4th day of January, 2017.

Kenneth Robert Parsons

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Robert Parsons, 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 4th day of January, 2017.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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