BILL GARRETT, Davidson County
Trans:T20170014118 DEEDWARR
Recvd: 02/16/17 11:02 2 pgs
Fees:13.00 Taxes:830.65

20170216-0015993

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $224,500.00. KLn Affiant Subscribed and sworn to before me, this the 10th day of February, 2017. Janderson Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Haley Smith	New Owner	
2309 Northview Ave.		072-10-0-243.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GARRETT WINFIELD PARRIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HALEY SMITH, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the unrecorded Map of the Subdivision of the Rucker Property at the Southeast corner of Litton Avenue and Northview Avenue, and described according to a survey made by Norris H. Hickerson, November 15, 1946, as follows: Beginning at a point in the Easterly margin of Northview Avenue at an iron pin 130 fee South of the Southeast corner of said Avenue and Litton Avenue; thence along the Easterly margin of Northview Avenue South 3 degrees 45' West 50 feet to an iron pin at the corner of Lots Nos. 3 and 4; thence with the line between said lots South 86 degrees 15' East 100 feet to an iron pin in the West line of the G. O. Cuff property; thence along Cuff's line North 3 degrees 45' East 50 feet to an iron pin at the corner of Lots Nos. 2 and 3; thence with the line between Lots Nos. 2 and 3 North 86 degrees15' West 100 feet to the point of beginning.

Being the same property conveyed to Garrett Winfield Parris, unmarried by Warranty deed from Dianne S. Mayo and husband, Marable Lee Mayo, Jr. of record in Instrument No. 20110420-0030505 Register's Office for Davidson County, Tennessee, dated April 08, 2011 and recorded on April 20, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2309 Northview Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of February, 2017.

Garrett Winfield Parris

STATE OF NEVADA
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Garrett Winfield Parris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of February, 2017.

Notary Public

My Commission Expires: 7/9/2017

D. V. BRADLEY
Notary Public State of Nevada
No. 12-8819-1
My Appt. Exp. July 9, 2017