WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170025388 DEEDWARR
Recvd: 03/27/17 09:16 2 pgs
Fees: 13.00 Taxes: 1093.35
20170327-0029296

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elgrego M. Morrow	Elgrego M. Morrow	049 10 0 A 003.00 CO
(NAME)	(NAME)	
313 Parmley Lane	313 Parmley Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, we, **Robert T. Retersdorf and Madelyn E. Retersdorf, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elgrego M. Morrow and Cari B. Hassell, 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 No. 3 on the Final Plat, Parmley Cove, Phase One, as shown by plat of record in Instrument No. 20130417-0038081, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert T. Retersdorf and Madelyn E. Retersdorf, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated September 6, 2013, of record in Instrument No. 20130910-0095348, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20130417-0038081; Anchor easement of record in Book 5596, page 797; Charter of Parmley Cove Homeowners Association of record in Instrument No. 20130925-0100584; Restrictions of record in Instrument No. 20130405-0033834; All of record in Register's Office for Williamson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 313 Parmley Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 our hands this 22nd day of March, 2017.

Robert T. Retersdorf

Madelyn E. Retersdorf

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert T. Retersdorf and Madelyn E. Retersdorf, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of March, 2017.

Notary Public
My Commission Expires: _____

File No.: 24869

