WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 323,600.00

Bryan C Parnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bryan C. Parnell	US Community Credit Union	Parcel ID:
100 Blue Hills Ct.	2622 Old Lebanon Road	08415009300
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN 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

Stephen W. Abbott and wife, Nancy M. Abbott

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bryan C. Parnell and wife, Sarah M. Parnell

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. 49 on the Plan of Castlewood Estates, Section 1, as of record in Book 2331, Page 72, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 49 fronts 47 feet on the northerly side of Blue Hills Court and extends back 209.9 feet on the southerly line and 135.6 feet on the easterly line, to a broken line in the rear, which measures 303 feet.

Being the same property conveyed to Stephen W. Abbott and wife, Nancy M. Abbott by deed from Richard E. Rugemer and wife, Joyce A. Rugemer, of record in Book 6218, Page 808, dated January 20, 1984, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2450, Page 469, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 72, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 100 Blue Hills Ct., 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 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.

BILL GARRETT, Davidson County
Trans:T20170027298 DEEDWARR
Recvd: 03/31/17 11:34 2 pgs
Fees:13.00 Taxes:1197.32
20170331-0031565

Witness our hands this 30th day of March, 2017.

Stephen W. Abbott

Nancy M. Abbott

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen W. Abbott and Nancy M. Abbott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.