WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-31-2021
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170042379 DEEDWARR
Recvd: 05/18/17 11:37 2 pgs
Fees: 13.00 Taxes: 710.40
20170518-0049420

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John W. Parker and April Sumner	Acopia, LLC	053 13 0 091.00
(NAME) 1513 Joe Pyron Drive	(NAME) 308 Northcreek Blvd. #100	
(ADDRESS) Madison, TN 37115	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dwight S. Parnell, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John W. Parker and April Sumner, 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. 24, Phase One, Kimbolton, of record in Plat Book 6900, Pages 276-278, as amended in Deed Book 7577, Page 553, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dwight S. Parnell, Unmarried by Warranty Deed from Danny M. Deatherage and wife, Kathy Boone Deatherage dated June 06, 2007 and recorded June 12, 2007 as Instrument No. 20070612-0070308, in said Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1513 Joe Pyron Drive, Madison, TN 37115

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, has 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 12 day of MAY, 2017

Dwight S. Parnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dwight S. Parnell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2017.

Notary Public

My Commission Expires: 7/16/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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