THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170612238**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $343,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2017. Notary Public My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170056811 DEEDWARR
Recvd: 07/03/17 14:17 2 pgs
Fees:13.00 Taxes:1269.10
20170703-0066891

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam James Taylor Lyndsey Nicole Taylor 2318 Burns Street Nashville TN 37216	New Owner	Tax Parcel ID No. 072-11-0Q-001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heidi Parrish and Neil Parrish, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam James Taylor and Lyndsey Nicole Taylor, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 2318 Burns Street, a Horizontal Property Regime With Private Elements of record in Exhibit "A" of the Declaration of Covenants, Conditions and Restriction at Instrument No. 20150414-0032744, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heidi Parrish and Neil Parrish, wife and husband by Warranty deed from D223, LLC, a Tennessee limited liability company of record in Instrument No. 20151104-0112328 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 4, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150414-0032744, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 2318 Burns Street Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2017.

Heidi Parrish

Neil Parrish

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heidi Parrish and Neil Parrish, with whom I am personally acquainted, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY