BILL GARRETT, Davidson County
Trans:T20170057087 DEEDWARR
Recvd: 07/05/17 10:30 2 pgs
Fees:13.00 Taxes:1017.50

20170705-0067265

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return TO:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

State of Tennessee
County of Davidson

The actual consideration or ~~value~~, whichever ~~is~~ greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June 2017.

Notary Public

My commission expires: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brittany M. Webster	NEW OWNER	**Map 049-10-0-A Parcel 028.00co**
401 Parmley Lane		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gary Lamont Johnson, II, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany M. Webster, unmarried

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. 28 on the Final Plat of Parmley Cove, Phase II, RS10 Cluster Lot Subdivision, of record in Instrument No. 20150727-0073286 and Surveyor's Certificate of Correction in Instrument No. 20151228-0130216, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gary Lamont Johnson, II, by Deed dated November 23, 2015 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20151124-0119115, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20150727-0073286 and Surveyor's Certificate of Correction in Instrument No. 20151228-0130216, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Parmley Cove Homeowners Association, Inc., of record in Instrument No. 20130405-0033834, Register's Office for Davidson County, Tennessee. (3) Charter of Parmley Cove Homeowners Association, Inc. of record in Instrument No. 20130925-0100584, Register's Office for Davidson County, Tennessee. (4) Grant of Anchor Easement of record in Book 5596, Page 797, said Register's Office. (5) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20110308-0018355, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **401 Parmley Lane, Nashville, TN 37207**

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 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 my/our hand(s) this ~~7th~~ 30th day of ~~July~~ June, 2017.

Gary Lamont Johnson, II

Gary Lamont Johnson, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gary Lamont Johnson, II,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~7th~~ 30th day of ~~July~~ June, 2017.

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017