BILL GARRETT, Davidson County
Trans:T20170058521 DEEDWARR
Recvd: 07/10/17 10:26 2 pgs
Fees:13.00 Taxes:666.00
20170710-0068880

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $180,000.00.

Affiant

Subscribed and sworn before me this the 7th day of July, 2017.

Notary Public
My commission expires: 12-1-2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Chelsea L Parham<br>917 Allen Rd<br>Nashville, TN 37214 | Castle and Cooke Mortgage LLC<br>2735 E Parley's Way, Ste 305<br>Salt Lake City, UT 84109 | 087-01-0A 143.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHAWN S. HISEL AND APRIL M. HISEL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHELSEA L PARHAM AND JUSTON PARHAM, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 70, CHESNEY GLEN, SECTION 4, as shown on plat of record in Plat Book 9700, Page 844, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shawn S. Hisel and April M. Hisel by Deed from Laura Michelle Prewitt and husband, Scott Prewitt, dated 07/07/2006, of record in Instrument No. 20060712-0083545, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3612 Caledon Ct, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SSA

Am H by SSH, AIF

Witness my hand this the 7th day of July, 2017.

Shawn S. Hisel

April M. Hisel by Shawn S. Hisel, Attorney-in-Fact

April M. Hisel by Shawn S. Hisel, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shawn S. Hisel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2017.

My commission expires: 9-16-2018

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of July, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Shawn S. Hisel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of April M. Hisel, by Specific Power of Attorney dated June 13, 2017, and who acknowledged that he executed the same as the free act and deed of April M. Hisel.

Witness my hand and official seal this 7th day of July, 2017.

My Commission Expires:

9-16-2018

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY