ADDRESS NEW OWNER AS:
4941 Indian Summer Dr
Nashville TN 37207

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Return TO:

Providence Title, LLC
25 Century Blvd. Suite 402
Nashville, TN 37214

SEND TAX BILLS TO:
owner at property address

Davidson County DEEDWARR
Recvd: 07/26/17 11:29 3 pgs
Fees:18.00 Taxes:999.00
20170726-0075598

Map 032-09-0B
Parcel 016.00CO

THIS DEED OF CONVEYANCE, executed and delivered by KEVIN W. PARSONS and wife GINA M. PARSONS, hereinafter called the Grantors, to QUENTIN X. BEARD and wife, **VALERIE BEARD,** hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 60 on the Plan of First Revision of Quail Ridge, Phase One, Section Seven of record in Instrument #20060627-0076568, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

RESTRICTIONS: The above described property is subject to those restrictiom. appearing of record in Instrument No. 20050920-0113100, Register's Office for Davidson County, Tennessee, and to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Plan of First Revision of Quail Ridge, Phase One, Section Seven of record in Instrument #20060627-0076568, said Register's office, together with the terms and conditions of that storm water detention agreement recording in Instrument No. 20040902-0106431, said Register's Office.

Being the same property conveyed to Kevin W. Parsons and wife, Gina M. Parsons, by deed from NVR, Inc., a Virginia Corporation t/a Fox Ridge Homes, of record in Instrument No. 20060109-0002820, Registers Office for Davidson County, Tennessee. The original plat was voided, vacated and superceded by the first revision of Quail Ridge, Phase One, Section Seven recorded as Instrument No. 20060627-0076568, in said Register's Office.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful daims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 24th day of July, 2017.

KEVIN W. PARSONS

GINA M. PARSONS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin W. Parsons** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 24th day of July, 2017.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gina M. Parsons** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 24th day of July, 2017.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$270,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 24th day of July, 2017.

My Commission Expires: 7.5.2021

NOTARY PUBLIC/Register

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019