WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170077981 DEEDWARR
Recvd: 09/06/17 11:36 2 pgs
Fees:13.00 Taxes:2035.00
20170906-0091600

G-VRES-17-833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chris Mills	**New Owner**	
(NAME)	(NAME)	
833 Glen Avenue		**105-14-0-035.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYNE WHITTEN-PARRISH AND HUSBAND, RYAN PARRISH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRIS MILLS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Westerly 5150 feet of Lot No. 95 on the plan of Waverly Loan Company's Property, called "Waverly Place," of record in Book No. 57, Page 95, Register's Office for said County, and being further described according to the Mortgage Loan Inspection by John Kohl & Company, P.C., Registered Land Surveyor TN #100, dated August 29, 1988, File #35754-R 71, as follows:

Beginning at a point on the Southwesterly margin of Glenn Avenue (also known as Glen Ave.) at the common front corners of Lots 95 and 96 on said plan; thence, Northwestwardly, with the Southwestwardly margin of said Glenn Avenue, 75 feet, to a point, on the said Southwesterly margin of said Avenue: thence, Southwestwardly 200 feet to a point located on the Northeasterly margin of a 20 foot alley, said point being 107 feet West of the Southeasterly rear corner of said Lot 95; thence, Northwestwardly 50 feet to a point on said alley; thence Northeastwardly 200 feet to a point on the Southwesterly margin of said Glenn Avenue; thence, Southeastwardly 50 feet to a point of beginning.

Being the same property conveyed to Tyne Whitten-Parrish and husband, Ryan Parrish by Warranty deed from David G. Whitten, unmarried of record in Instrument No. 20140107-0001775 Register's Office for Davidson County, Tennessee, dated January 06, 2014 and recorded on January 07, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **833 Glen Avenue, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF SEPTEMBER, 2017.

Tyne Whitten-Parrish

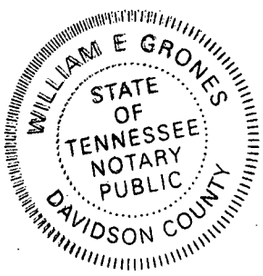
Ryan Parrish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYNE WHITTEN-PARRISH, the within named bargainor, 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, this the 1st of September, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN PARRISH, the within named bargainor, 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, this the 1st of September, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212