

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $219,900.00.

Nicholas A Pare
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of September, 2017.

Zachary K Wright
NOTARY PUBLIC

My commission expires: 05/30/2018

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 2713 DEEDWARR
09/20/2017 02:52:15 PM 2 pgs
Fees: $13.00 Taxes: $813.63

20170920-0096527

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nicholas A. Pare', Bernard Pare' Deborah Pare'	Southern Bank of TN	074-08-0-148.00
(NAME)	(NAME)	
343 Bonnahurst Drive	1499 N. Mt. Juliet Rd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Juliet, TN 37122	

Warranty Deed

For and in Consideration of the sum of $219,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Cindy L. Overholser, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nicholas A. Pare', unmarried and Bernard Pare' and wife, Deborah Pare', as tenants in common with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 735 on the Plan of Hermitage Hills Section 7, of record in Plat Book 3300, Pages 62 and 63, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cindy L. Overholser, unmarried by deed from Dallas E. Hansen and wife, Clara J. Hansen, dated March 23, 2005 and recorded March 30, 2005 as Instrument No. 20050330-0034391, said Register's Office.

This property is **improved** property known as: 343 Bonnahurst Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of September, 2017.

Cindy L. Overholser

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy L. Overholser, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2017.

Notary Public
My Commission Expires: 3-27-18



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122